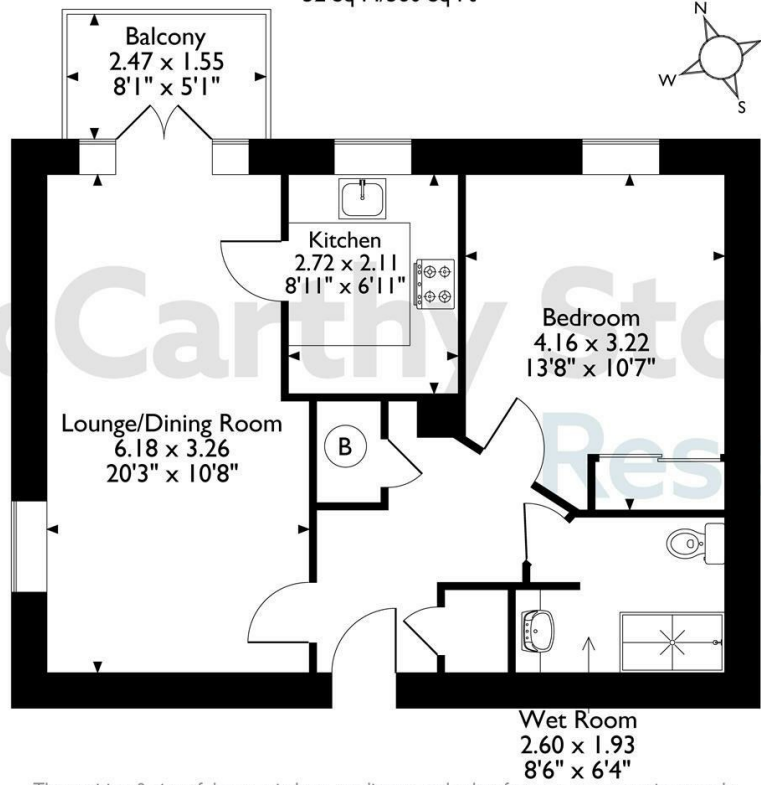


Bilberry Place, Apartment 28, Recreation Road, Bromsgrove, Worcestershire  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 28 Bilberry Place

Recreation Road, Bromsgrove, B61 8DT



### Asking price £205,000 Leasehold

AN ATTRACTIVE AND IMMACULATELY PRESENTED ONE-BEDROOM RETIREMENT LIVING PLUS APARTMENT, ENJOYING DELIGHTFUL OPEN GREEN ASPECTS AND FAR-REACHING VIEWS ACROSS THE PLAYING FIELDS.

Situated within the sought-after Bilberry Place development, exclusively designed for those aged 70 and over, this superb second-floor apartment combines modern comfort with practical living. Convenient lift access is available to all floors, ensuring ease of access throughout the development.

The apartment features a spacious dual-aspect living room, filled with natural light and enhanced by underfloor heating throughout. The living area also provides direct access to a private balcony, offering an ideal space to relax and enjoy the attractive surroundings.

The modern fitted kitchen is equipped with a range of integrated appliances, combining style and practicality. The property further benefits from a generously sized double bedroom with built-in wardrobes, along with a contemporary wet-room-style shower room.

Homeowners at Bilberry Place benefit from an excellent selection of communal facilities, including an on-site restaurant serving freshly prepared meals, an elegant residents' lounge providing a sociable and relaxing environment, and beautifully landscaped gardens that offer a tranquil setting to enjoy throughout the seasons.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Bilberry Place, Recreation Road, Bromsgrove, B61 8DT

## Bilberry Place

In the heart of Bromsgrove, nestled between several large expanses of green space, is home to Bilberry Place, one of McCarthy & Stones Retirement Living PLUS developments (formally Assisted Living) and is facilitated to provide its homeowners' with extra care.

The development consists of 26 one-bed and 32 two-bed apartments, all of which benefit from underfloor heating, spacious living spaces with ample storage and a range of features to make daily living easier, including non-slip bathroom flooring and raised sockets and ovens. An Estate's Manager is on hand to manage the day to day running of the development and attend to any queries you may have.

Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system.

The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Located in the core of Bromsgrove, there are a fabulous range of restaurants, cafes and other eateries, as well as a variety of pubs and bars and a whole host of both high-street favourites and independent boutiques within very close proximity. Bromsgrove is also home to a number of supermarkets, several banks, a post office, hairdressers and solicitors, as well as a medical centre and a pharmacy.

The town is easily accessible by both road and public transport. With the M5 and M42 motorways just over a mile from the development site, and the local train station also just a mile and a half away, you and those you love won't have any problem travelling to and from your new retirement apartment.

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a

range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Entrance Hall

A solid oak veneer door with spy hole and letter box opens into a welcoming entrance hall. The security door entry speech module and emergency intercom are situated in the hallway. Having a door to a walk in storage cupboard and an additional cupboard housing the boiler which supplies underfloor heating as well as hot water tank. All other doors leading to the Bedroom, Living and Shower Room.

## Living Room

A spacious and well-proportioned dual aspect living room, filled with natural light from the large double-glazed patio doors that open directly onto a delightful private balcony. The balcony enjoys attractive leafy views, providing a peaceful outlook and an ideal space for relaxing or entertaining. The room offers ample space for both seating and dining arrangements, creating a versatile and comfortable living environment. Features include two ceiling light fittings, a television point, telephone point, and multiple power sockets conveniently positioned throughout. Partially glazed double wooden doors provide an elegant transition into the kitchen while allowing additional light to flow between the rooms.

## Kitchen

Modern fitted kitchen with a range of high gloss wall and base storage units. Fitted roll edge work surfaces with splash back. Integrated fridge/freezer. Integrated dishwasher. Four ringed ceramic hob with chrome extractor hood above. Easy access mid level oven, with space above for a microwave. Space for a dishwasher. The stainless steel sink unit sits beneath a double glazed window.

## Bedroom

A generous double bedroom offers a comfortable and tranquil retreat, with ample space for a range of bedroom furniture. A

# 1 bed | £205,000

built-in mirrored-front wardrobe provides excellent storage while enhancing the sense of space and light within the room. Natural daylight is welcomed through the double-glazed window, creating a bright and pleasant atmosphere while ensuring good insulation and noise reduction. Additional features include a ceiling light fitting, television point, telephone point, conveniently located power sockets, and an emergency pull-cord system for added peace of mind and security.

## Shower Room

The purpose-built wet room style shower room has been thoughtfully designed with practicality and accessibility in mind. The spacious showering area is fitted with a wall-mounted shower and shower curtain, providing ease of use and convenience. A contemporary wall-mounted WC with concealed cistern creates a clean and streamlined appearance, while the vanity unit incorporates a wash hand basin with useful storage beneath. Above the basin is a fitted mirror with integrated lighting, offering both functionality and excellent illumination for everyday use. The room also benefits from an emergency pull-cord system.

## Service Charge (breakdown)

- 1 hour domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £8,929.81 for financial year ending 30/06/26.

## Parking Permit Scheme (subject to availability)

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## Lease Information

Lease length: 999 years from 1st Jan 2017

Ground rent: £435 per annum

Ground rent review: 1st Jan 2032

## Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

