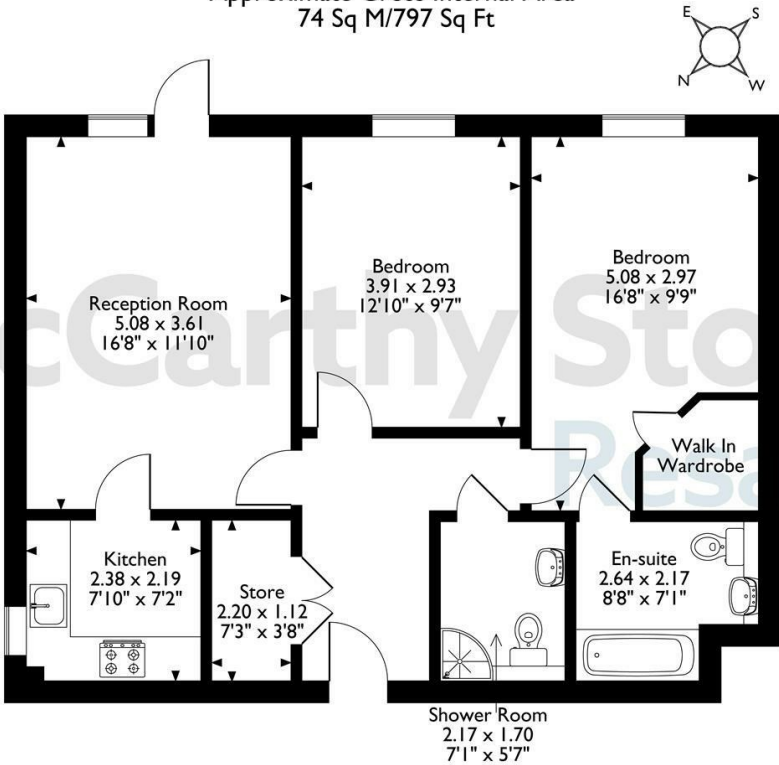


3, Brindley Gardens, Bilbrook, Wolverhampton, Staffordshire
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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3 Brindley Gardens

Bilbrook, Wolverhampton, WV8 1FL



Offers in the region of £235,000 Leasehold

A spacious two bedroom retirement apartment. Situated in McCarthy Stone's Retirement Living Development for over 60's.

Benefitting from a bright and spacious living room with access to a PATIO AREA. Modern kitchen with BUILT IN APPLIANCES. Master bedroom with walk in wardrobe and bathroom ensuite. Second double bedroom and a modern shower room completes this lovely apartment.

The development offers EXCELLENT COMMUNAL FACILITIES including a communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

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Brindley Gardens, Bilbrook, Wolverhampton, WV8 1FL

Brindley Gardens
McCarthy & Stone is proud to introduce Brindley Gardens, a stunning development consisting of 39 beautiful one and two bedroom apartments located in Bilbrook, Codsall. Brindley Gardens has been designed to seamlessly fit with the local character of Duck Lane and is located close plenty of transport llinks and amenities.

You'll feel at home at Brindley Gardens in next to no time. It's easy to relax knowing there's a House Manager on hand during the day - a friendly face who'll be around to offer you help and support. Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger.

When you have friends and family come to visit, the guest suite means that they can stay on site at a modest charge of £25 per night. Your House Manager will explain the booking procedure.

The 24-hour emergency call system provides you with peace of mind, should you need assistance day or night. We have installed a system that operates through a pendant and can summon help wherever you are in the building.

Local Area
The bustling heart of Codsall is less than a mile from Brindley Gardens on Duck Lane. Codsall is a village packed full of hidden treasures. With a generous selection of shops which including some familiar names as well as independent stores, you'll also find a Post Office, pharmacy and medical centre among the services available.

When it comes to food, a Co-Op supermarket in the village will meet most of your needs and located just 0.2 miles away. Eating out offers a wide selection of choices too. Cafes, pubs and a variety of takeaways mean you can enjoy whatever cuisine takes your fancy any day of the week! Whilst you have everything you need for day to day living on your doorstep, Codsall enjoys excellent transport links to the wider area. With

easy access to the M54 just 6 miles away, frequent bus services into Wolverhampton and the surrounding villages depart from just a few feet away from Brindley Gardens.

Codsall also boasts two railway stations providing regular services into Telford, Wolverhampton, Shrewsbury and Birmingham.

Entrance Hall
Solid wood door with spy hole and letter box. Two ceiling light points . Security entry system speech module. Utility cupboard housing a washer/dryer and storage. Doors leading to living room, both bedrooms and shower room. Under floor heating runs throughout the apartment.

Living Room
A bright and airy living room benefitting from double glazed patio doors leading to a patio area with garden views. Having ample space for a dining table. Two ceiling light fittings. TV and telephone points. A part glazed wooden door leading in to the Kitchen.

Kitchen
A modern fitted kitchen with a range of wall and base units. Granite styled roll edge work surfaces with matching splash back. Integrated frost free fridge/freezer, free standing dish washer. Built in electric oven with up and under door. Four ringed ceramic hob with extractor hood over. Stainless steel sink unit sits beneath a large double glazed window. Ceiling spotlights, ceramic floor tiles.

Master Bedroom
A good sized double bedroom with double glazed window. Door off to walk in wardrobe with shelving and rails.Ceiling light fitting. TV and telephone point.

Ensuite Bathroom
Modern suite comprising of bath with shower over and grab rails. WC with concealed cistern. Vanity unit with wash hand basin with illuminated mirror above. Wall mounted heated towel rail. Ceramic floor tiles.

Bedroom Two
A good sized double bedroom with double glazed window. Ceiling light fitting.

2 bed | £235,000

Guest Shower Room
Modern suite comprising of a low level entry shower cubicle with grab rails. WC with concealed cistern. Vanity unit with wash hand basin with mirror above. Wall mounted heated towel rail. Ceramic floor tiles.

Car Parking Permit Scheme
The fee is usually £250 per annum, available on a first come, first served basis. Please check with the House Manager on site for availability.

Service Charge

- 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 House Manager.

Service charge: £4,055.13 per annum (for financial year ending 30/06/2026).

Lease Information
999 Years from 1st Jan 2017
Ground rent: £495 per annum
Ground rent review: 1st Jan 2031

