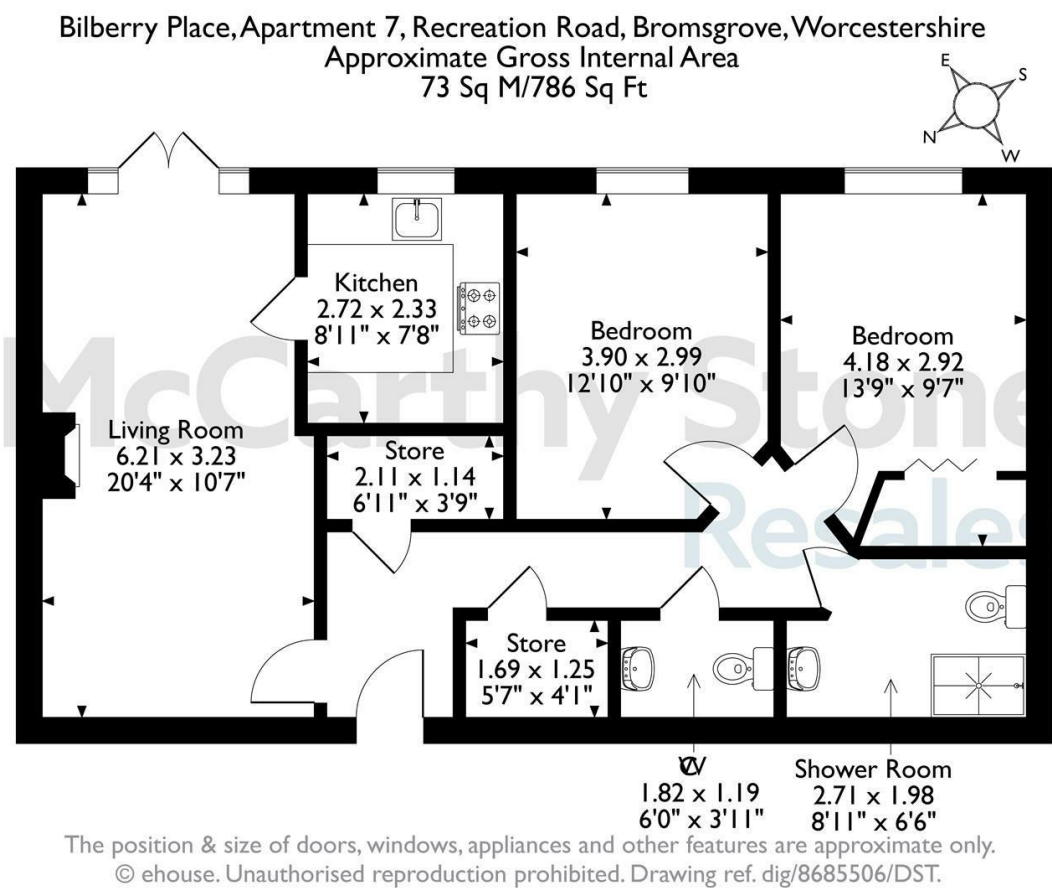
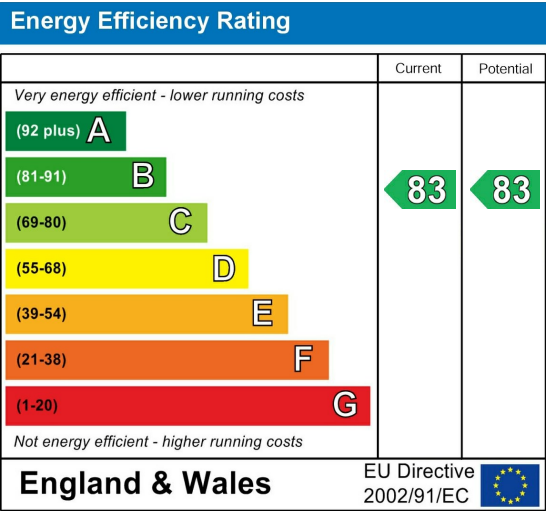
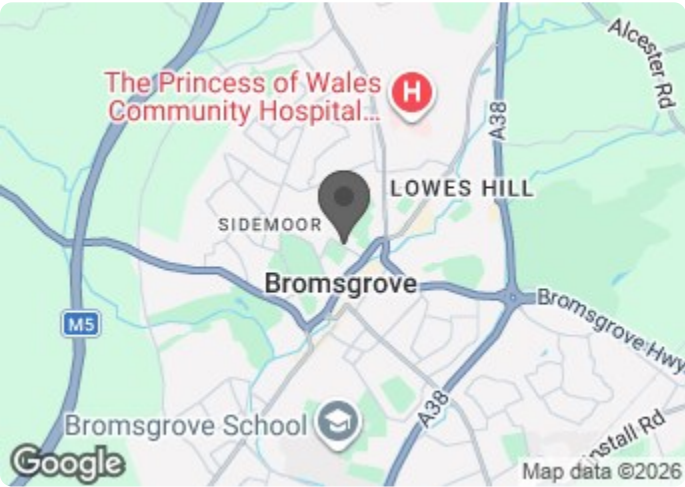




Council Tax Band: D



7 Bilberry Place

Recreation Road, Bromsgrove, B61 8DT



Asking price £275,000 Leasehold

A well positioned and generously proportioned two-bedroom retirement apartment, ideally located on the ground floor and benefiting from direct access to the beautifully landscaped communal gardens.

Situated in a unique position on the development, being opposite the dining room and next to the communal lounge, within the highly sought-after Bilberry Place development. Forming part of McCarthy & Stone's exclusive Retirement Living PLUS range, designed specifically for the over 70s and offering a comfortable, secure, and community-focused lifestyle.

The apartment is well presented throughout, showcasing a bright and welcoming interior that has been thoughtfully designed for ease of living. A particular highlight of the property is the seamless connection to the outdoors, with patio doors from the living room opening directly onto the attractive communal gardens. This feature not only enhances natural light but also provides a pleasant outlook and easy access to peaceful outdoor spaces.

Early viewing is highly recommended to fully appreciate the quality, layout, and enviable location of this delightful home.

Call us on 0345 556 4104 to find out more.

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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 Billbery 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 door with spy hole and letter box. Ceiling light fitting. Security door entry speech module and emergency intercom. Walk in storage cupboard. Additional cupboard housing the boiler which supplies underfloor heating as well as hot water to the apartment.

Living Room
A spacious and beautifully presented dual-aspect living room, enjoying an abundance of natural light and a bright, airy atmosphere throughout the day. The room offers ample space for both comfortable lounge seating and a dedicated dining area, making it ideal for relaxing or entertaining.

A standout feature is the set of double-glazed French doors, which open out onto a private patio area with direct access to the attractively landscaped communal gardens, perfect for enjoying the outdoors from the comfort of your own home.

The room is well equipped with two ceiling light fittings, a TV point, telephone point, and multiple power sockets to suit modern living needs. Partially glazed double wooden doors provide an elegant transition through to the kitchen, allowing light to flow between the spaces while maintaining a sense of separation when desired.

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. Four ringed ceramic hob with stainless steel extractor hood above. Easy access mid level oven, with space above for a microwave. The stainless steel sink unit sits beneath a double glazed window.

Principal Bedroom
A generously sized and well-appointed double bedroom, offering both comfort and practicality. The room benefits from a built-in wardrobe with stylish mirrored sliding doors, providing ample storage while enhancing the sense of space and light. A central ceiling light fitting ensures good illumination, and the inclusion of both TV and telephone points adds everyday convenience.

A double-glazed window allows natural light to fill the room while maintaining a warm environment. For added peace of mind, an emergency pull-cord system is also installed.

Shower Room
A thoughtfully designed, purpose-built wet room finished to a modern standard, offering both practicality and ease of use. The suite comprises a level-access shower area complete with a fitted



2 bed | £275,000

shower curtain, ideal for safe and convenient bathing. There is a contemporary wall-mounted WC with a concealed cistern, creating a sleek and uncluttered appearance, along with a stylish vanity unit incorporating a wash hand basin. Above the basin is a fitted mirror with integrated lighting, providing excellent illumination for daily use. For additional reassurance, the wet room is equipped with an emergency pull-cord system, ensuring assistance can be summoned quickly if required.

Bedroom Two
A well-proportioned second double bedroom, offering generous space for a range of furniture arrangements. The room is fitted with a ceiling light fixture and benefits from both TV and telephone points, providing added convenience and connectivity. A double-glazed window allows for plenty of natural light while ensuring excellent insulation and a comfortable environment. For added peace of mind, the room is equipped with an emergency pull-cord system. Versatile in its design, this room can be easily adapted to suit a variety of needs, whether as a guest bedroom, hobby room, home office, or additional living space.

Guest WC
A guest WC is conveniently located off the hallway, comprising of a wall mounted WC with concealed cistern; vanity unit wash hand basin

- 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: £12,571.44 for the financial year ending 30/06/27.

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: 999 years from 1st Jan 2017
Ground rent: £510 per annum
Ground rent review: 1st Jan 2032

- Additional Information & Services**
- Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

