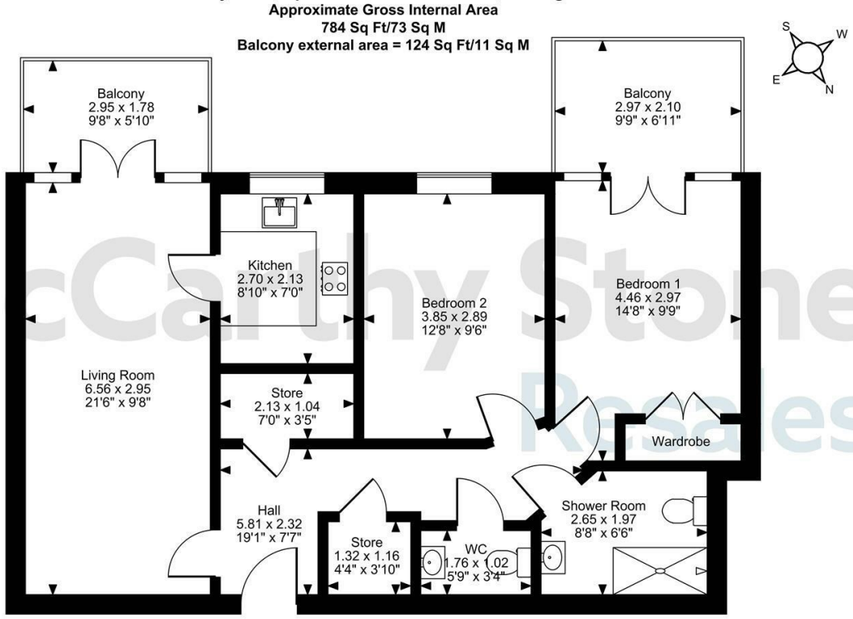
McCarthy Stone
Resales

Bilberry Place, Apartment Recreation Road, Bromsgrove
Approximate Gross Internal Area
784 Sq Ft/73 Sq M
Balcony external area = 124 Sq Ft/11 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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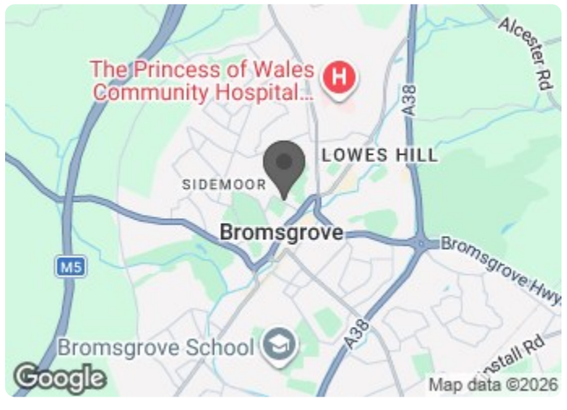
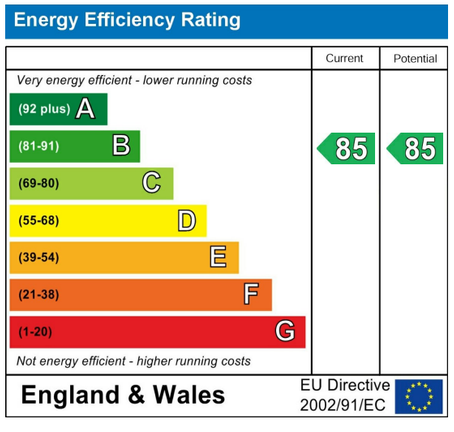
Council Tax Band: D





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The Property Ombudsman

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McCarthy Stone
Resales

23 Bilberry Place

Recreation Road, Bromsgrove, B61 8DT

Asking price £250,000 Leasehold

Join us for coffee & cake at our Open Day - Thursday 23rd April 2026 - from 10am to 4pm - BOOK YOUR PLACE TODAY!

Generous TWO BED RETIREMENT APARTMENT situated on the FIRST FLOOR and BOASTING attractive field views with TWO WALK OUT BALCONIES - OFFERED WITH NO UPWARD CHAIN

The well planned accommodation briefly comprises of two double bedrooms, master bedroom with walk out balcony and built in wardrobes. A generous living room with space for dining and an additional balcony. Modern fitted kitchen with integrated appliances. Separate shower room and guest WC

Set in the ever popular BILBERRY PLACE development situated very conveniently to local amenities.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Call us on 0345 556 4104 to find out more.

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

Bilberry Place, Recreation Road, Bromsgrove, B61 8DT

2 bed | £250,000

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 that can assist with service charges or living costs.

• 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 the hot water. All other doors lead to the living room, bedrooms, shower room and guest WC.

Living Room
A generous sized living room complimented by a feature fireplace with surround. Double glazed French doors lead to a walk out balcony. Two ceiling light fittings. TV point and telephone point. Power points. Part glazed double wooden doors lead to the kitchen.

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 chrome 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.

Master Bedroom
Master bedroom with built in mirror fronted wardrobe. Ceiling light fitting. TV and telephone point. French doors to a walk out balcony. Emergency pull-cord.

Bedroom Two
Further double bedroom . Ceiling light fitting. TV and telephone point. Double glazed window.

Shower Room
A purpose built wet room comprising; shower with shower curtain rail; wall mounted WC with concealed cistern; vanity unit wash hand basin with fitted mirror and light above. Emergency pull-cord.

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.

Service charge: £11,943.49 per annum (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 Length
999 years from 01/01/2017.

Ground Rent
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