

PRICE REDUCTION



McCarthy & Stone
RESALES



37 Brindley Gardens, Wolverhampton, WV8 1FL
Asking price £164,950 Leasehold

For further details
please call 0345 556 4104

37 Brindley Gardens, Wolverhampton, WV8 1FL

A delightful one bedroom apartment in our prestigious Brindley Gardens development. Ready to move in to !

Apartment

A one bedroom second floor apartment in over 60's development. The apartment is in excellent condition and comes with a large lounge-diner and a bedroom with walk in wardrobe. Apartment comes with a 10 year NHBC guarantee effective from 28/02/2019. An EPC B rating is achieved by double glazing, insulation and electric under floor heating throughout. Telephone points are in lounge and bedroom. TV connected to Freeview or Sky. Fibre Optic broadband connection. Apartment is fitted with secure lockable doors and windows as well as door entry system linked to TV. Intruder alarm and smoke detectors included.

Brindley Gardens

McCarthy & Stone's stunning 2018 built development of 39 beautiful one and two bedroom apartments is located in Codsall. Brindley Gardens is close to all amenities. Each apartment is luxuriously specified. All apartments benefit from underfloor heating and the property is fully carpeted throughout. This apartment benefits from a patio and the whole development is surrounded by landscaped gardens. A secure parking area for homeowners is accessed via a security gate.

A House Manager is on hand during weekdays. External maintenance and window cleaning is part of the service charge. All homeowners have access to a homeowners lounge where friends and family can be invited. A guest suite complete with tea and coffee making facilities is available to friends and family staying overnight (Currently £35 per night) . Homeowners may also bring their pet along with them providing they are well behaved. A 24-hr emergency call system is in operation. there is a lift to all floors and and mobility scooter charging point with safe internal parking area.

Codsall and Bilbrook

A generous selection of shops including CO-OP supermarket, post office, pharmacies, two medical centres, cafes, pubs and takeaways are within walking distance. Codsall enjoys excellent transport links (road and rail) to Wolverhampton, Telford and Shrewsbury. Bilbrook railway station is a 100 Yards away. There is a regular bus service to Wolverhampton.

Entrance Hall

Solid wood door with spy hole and letter box. Two ceiling light points . Security entry system speech module. Door to utility housing a Bosch washer/dryer, Ventaxia air filtration, Hot water tank and storage shelves. Doors leading to living area, bedroom and shower room. Under floor heating.

Living - Dining Room

A bright and airy living area benefiting from large double glazed windows and patio door leading to private patio area. There is ample space for a dining table . Two ceiling lights, TV and telephone points. An open walkway leads to kitchen. Under-Floor heating.

Kitchen

Modern fitted kitchen with Dark Ashwood roll edged work surfaces with matching splash back with range of wall and base units. Integrated fridge/freezer. Built in electric oven, Four ringed ceramic hob with extractor hood over. Ceiling spotlights and ceramic floor tiles. Under- Floor heating.

Bedroom

Large double bedroom with three double glazed windows, one of which is floor to ceiling. Door off to walk in wardrobe with shelving, rails and ceiling spot lights. Space for additional wardrobe or office desk. Ceiling light. TV and telephone point. Under-Floor heating.

Shower Room

Modern suite comprising, low level entry shower cubicle with grab rail. WC with concealed cistern. Vanity unit with wash hand basin with illuminated and heated mirror above. Wall mounted heated towel rail. Ceramic floor tiles. Under-floor heating.

Homeowners Parking area

Parking spaces are currently rented to homeowners at £250 per annum.

Service Charge

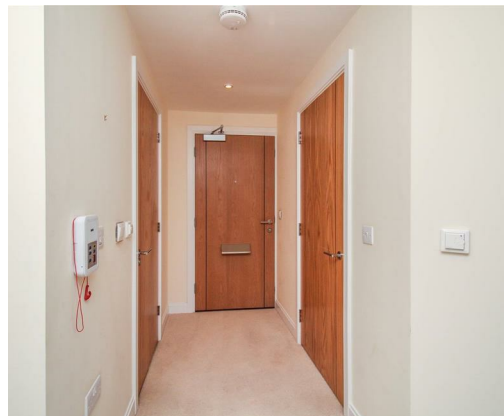
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including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

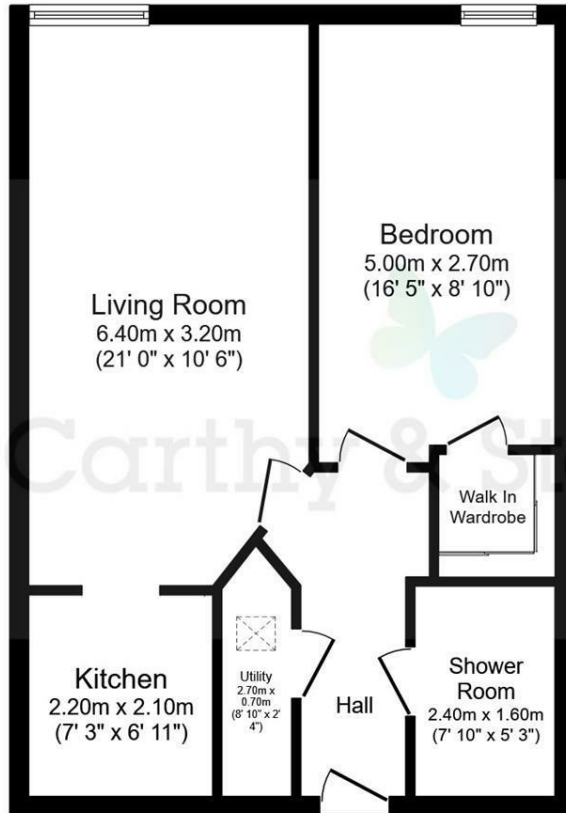
The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

999 Years from 2017

Ground Rent: £425 per year





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
	England & Wales	England & Wales	England & Wales

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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