



11 Bradeney Drive, Worfield, Bridgnorth, WV15 5NU



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BRAND NEW BUNGALOWS! Bradeney Drive is a gated development of low maintenance, high specification, 2 bedroom bungalows for sale in Worfield. Each property comes with an easy to manage garden, a kitchen complete with integrated appliances and granite worktops and there is a reassuring emergency call system if required. Designed for independent living, there are optional care/nursing packages for extra support. Residents can also enjoy a community pavilion (due for completion Jan 2019).

Through the experience of care home owners Les and Jane Jones, the development of 14 brand new bungalows offers unrivalled flexibility. On visiting the showhome, the first striking observation is that they are the high end in luxury with attention to detail and fashionable quality fittings throughout. Underfloor heating, oak joinery, high pressure water system, built in wardrobes and granite worktops with integrated appliances grace the interiors.
(Photographs shown are to showhomes, Plot 1 and Plot 2).

Outside there are private rear low maintenance gardens with a patio area and full width canopy, side access, block paved driveways, power charges for mobility scooters and a communal gated secure entrance with a security intercom. The bungalows are designed in a crescent format around a green open space and phase II of the development which will provide a residents activity Pavilion

Service Charge:

The service charge schedule is available upon request, but primarily includes: Maintenance of the communal areas and mowing, maintenance of the electric gates, 24 hour emergency panic alarms in all bungalows to nursing staff and mains fire alarm. Being eco-friendly, the properties are highly insulated and fuelled by solar power and metered biomass boilers whilst fitted with ultra-energy efficient double glazing and underfloor heating to ensure very low running costs.

Additional services (price on application) are available, such as:

Bespoke nursing care packages
Weekly menu for delivered meals
In house hairdressing

Art classes and other activities in Bradeney House
Bradeney House taxi service

Restrictions:

Over 55 years old for ownership
Pets welcome
No restriction on physical or mental health

Tenure:

We are advised the Tenure is LEASEHOLD with a 999 year lease from 2017.

Directions:

From Bridgnorth take the A454 towards Wolverhampton. At Wyken (by the petrol station and just before the public house) turn left signposted Worfield and then fork off to the right. Follow the road for a short distance passing the entrance to Bradeney Nursing Home on your right. Bradeney Drive is the next entrance located on the right handside.

13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744

tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
01746 766499

bridgnorth@berrimaneaton.co.uk

High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366

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www.berrimaneaton.co.uk

Offers in the region of
£249,950

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Bradeney Drive Site Plan



TOTAL APPROX. FLOOR AREA 731 SQ. FT. (67.9 SQ. M.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metapix 02019

Example Floor Plan



PHOTOGRAPH OF SHOW HOME



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