



5 Brindley Gardens, Bilbrook, Wolverhampton, WV8 1FL

BERRIMAN
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A well presented one bedroom apartment on the ground floor of this retirement development by McCarthy Stone for over 60's close to the central shopping areas of both Bilbrook and Codsall

LOCATION

The extensive amenities of Bilbrook and Codsall Village Centre itself are within easy reach and there is convenient travelling to the city centre. Rail services run from both Codsall and Bilbrook stations.

DESCRIPTION

The apartment looks out onto a patio and has a good size double bedroom and a shower room with a large shower cubicle along with a good size lounge and a kitchen with appliances.

The property itself benefits from underfloor heating and the development offers a communal lounge with Wi-Fi with an outside communal seating area just off, 24/7 emergency call system, on site house manager, a guest suite and pets are allowed.

ACCOMMODATION

The front door opens into the HALL with an emergency button and a UTILITY CUPBOARD housing the pressurised hot water cylinder. There is a LIVING / DINING ROOM with ample space for both seating and dining and a double glazed door opening onto a paved patio. The KITCHEN has a contemporary range of gloss fronted wall and base units with a stainless steel sink and drainer with a double glazed window over and under counter lighting, there are a range of integrated Bosch appliances including a four ring electric hob with filtration unit above, an electric oven and a fridge freezer. There is a double BEDROOM with ample space for storage and a walk in wardrobe with automatic light, hanging rails and shelving. The SHOWER ROOM has a tiled shower cubicle, a vanity unit with wash basin with cupboards beneath, a WC, a backlit mirror, tiled floor and part tiled walls.

OUTSIDE

5 Brindley Gardens has a terrace outside the lounge doors. Residents are able to rent a parking space (subject to availability) and there are visitor parking spaces available. There is a communal outside seating area just off the communal lounge.

LEASE DETAILS

The property is held on a lease for 999 years from 24th May 2018. There is a ground rent payable of £425 per annum and the service charge for this year is £2,703.48.

We are informed by the Vendors that mains water and drainage are connected and the heating is electric under floor.

COUNCIL TAX BAND B – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

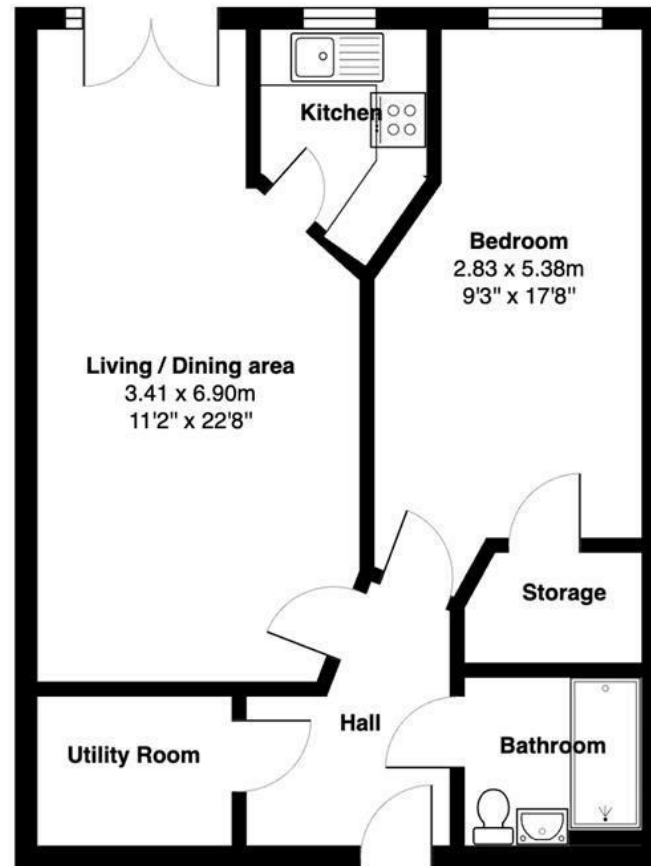
[worcestershires@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

www.berrimaneaton.co.uk

Offers Around
£210,000

EPC: B

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.



Total Area: 55.3 m² ... 595 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

