



30 Brindley Gardens, Bilbrook, Wolverhampton, WV8 1FL

BERRIMAN
EATON

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A well presented two bedroom apartment on the second 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 has a pleasant outlook of the communal area, a good size lounge and a kitchen with appliances along with two double bedrooms, the principal suite comprises a bathroom and a walk in wardrobe, bedroom two has a window to the rear elevation and there is a separate shower room.

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 and a guest suite

ACCOMMODATION

A front door opens into the HALL having a large storage cupboard with a washer dryer. The LOUNGE is a generous size with double glazed windows and French doors opening onto on the Juliette balcony, from here a doorway opens into the KITCHEN comprises wall and base mounted units with fitted work tops, a stainless steel sink and drainer, integrated oven and hob with an extractor above and a fridge freezer.

The PRINCIPAL SUITE is a double room in size with a walk in wardrobe providing ample storage space and a double glazed window and ENSUITE BATHROOM having a panelled bath with a shower over, wash basin with cupboards beneath, WC, tiled walls and flooring and a towel radiator. The SHOWER ROOM comprises a tiled shower cubicle, a vanity unit with a wash basin and cupboards beneath, WC, tiled walls and flooring and a heated towel rail.

OUTSIDE

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 1st June 2017. There is a ground rent payable of £495 per annum and the service charge for this year is £4,156.32.

We are informed by the Vendors that mains electricity, water and drainage are connected and there is underfloor heating
COUNCIL TAX BAND B – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
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.

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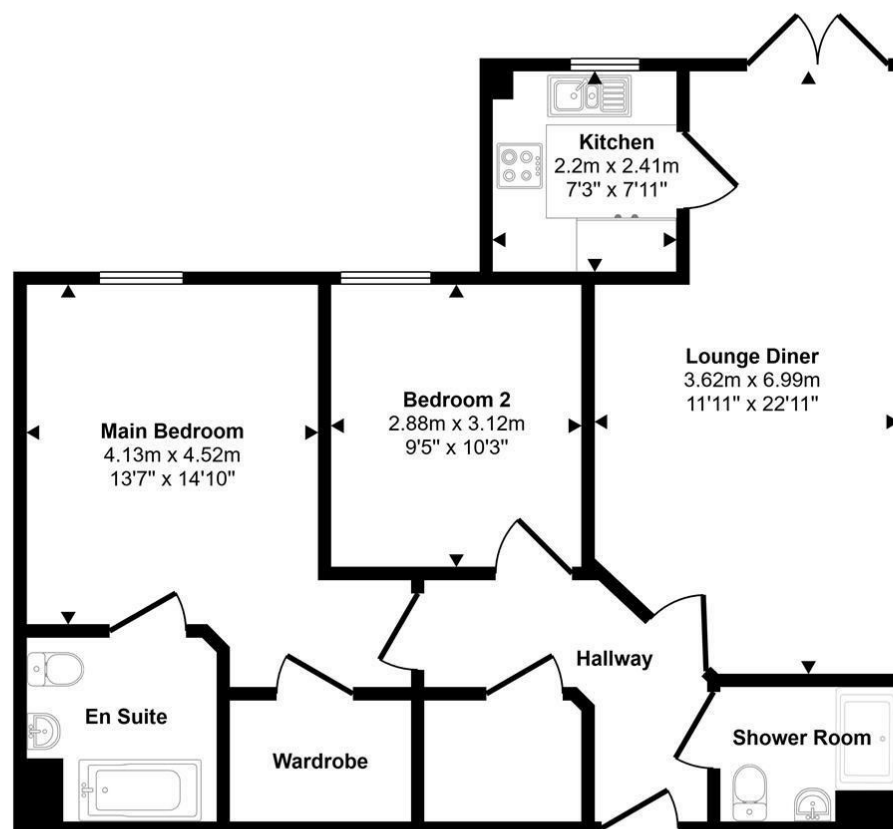
Offers Around
£215,000

EPC:

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.



Approx Gross Internal Area
69 sq m / 747 sq ft



Floorplan

