



McCarthy & Stone  
RESALES



Brindley Gardens, Duck Lane, Billbrook, Codsall, Wolverhampton, West  
Midlands, WV8 1FL, WV8 1FL

For further details  
please call 0345 556 4104

# Brindley Gardens, Duck Lane, Billbrook, Codsall, Wolverhampton, West Midlands, WV8 1FL, WV8 1FL

An IMMACULATELY presented ONE bedroom FIRST floor retirement apartment in our prestigious BRINDLEY GARDENS development. The property comes with UNDER FLOOR HEATING throughout a JULIETTE BACONY and LUXURY kitchen and bathroom. MUST BE VIEWED TO APPRECIATE

## Brindley Gardens

Brindley Gardens is one of our stunning retirement developments consisting of 39 beautiful one and two bedroom apartments located in Billbrook, Codsall. Brindley Gardens has been designed to seamlessly fit with the local character of Duck Lane and is located close plenty of transport links and amenities.

You'll feel at home at Brindley Gardens in next to no time. It's easy to relax knowing there's a House Manager on hand during the day - a friendly face who'll be around to offer you help and support. Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger.

When you have friends and family come to visit, the guest suite means that they can stay on site at a modest charge of £25 per night. Your House Manager will explain the booking procedure.

The 24 hour emergency call system provides you with peace of mind, should you need assistance day or night. We have installed a system that operates through a pendant and can summon help wherever you are in the building.

## Local area

The bustling heart of Codsall is less than a mile from Brindley Gardens on Duck Lane. Codsall is a village packed full of hidden treasures. With a generous selection of shops which including some familiar names as well as independent stores, you'll also find a Post Office, pharmacy and medical centre among the services

available. When it comes to food, a Co-Op supermarket in the village will meet most of your needs and located just 0.2 miles away. Eating out offers a wide selection of choices too. Cafes, pubs and a variety of takeaways mean you can enjoy whatever cuisine takes your fancy any day of the week! Whilst you have everything you need for day to day living on your doorstep,

Codsall enjoys excellent transport links to the wider area. With easy access to the M54 just 6 miles away, frequent bus services into Wolverhampton and the surrounding villages depart from just a few feet away from Brindley Gardens. Codsall also boasts two railway stations providing regular services into Telford, Wolverhampton, Shrewsbury and Birmingham.

## Entrance Hallway

Solid wood door with spy hole and letter box. Two ceiling light points. Security entry system speech module. Utility cupboard housing a washer/dryer and storage. Doors off lead to the living room, bedroom and shower room. Under floor heating runs throughout the apartment.

## Living Room

A bright and airy spacious living room benefiting from double glazed doors with a Juliette balcony.. There's ample space for a dining table. Two ceiling light fittings. TV and telephone points. An oak effect part glazed door leads off into the Kitchen.

## Kitchen

A very modern fitted kitchen with a range of wall and base units. Granite styled roll edge work surfaces with matching splash back. Integrated frost free fridge/freezer. Built in electric oven with up and under door and space on top to position Microwave. Four ringed ceramic hob with extractor hood over. Stainless steel sink unit sits beneath a large double glazed window. Ceiling spotlights, ceramic floor tiles.

## Bedroom

A good sized double bedroom with double glazed window. Door off to walk in wardrobe with shelving and rails. Ceiling light fitting. TV and telephone point.

## Shower Room

Modern suite comprising of a low level easy entry shower cubicle with part glazed screen. WC with concealed cistern. Vanity unit with wash hand basin with mirror above. Wall mounted heated towel rail. Ceramic floor tiles.

## Service charge details

- 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## Ownership details

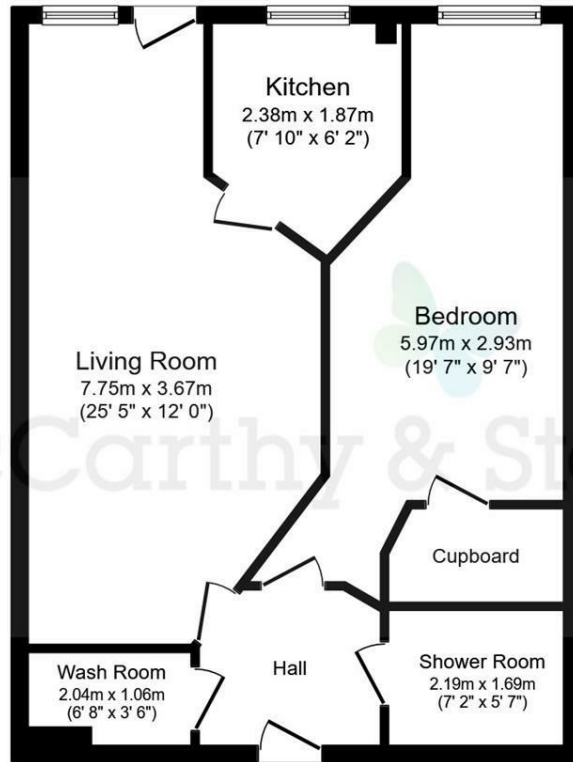
Lease length 999 years from 2019  
Ground rent annual charge - £425

## Parking

The apartment comes with its own allocated parking space.







**Floor Plan**

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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](mailto:resales@mccarthyandstone.co.uk)

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