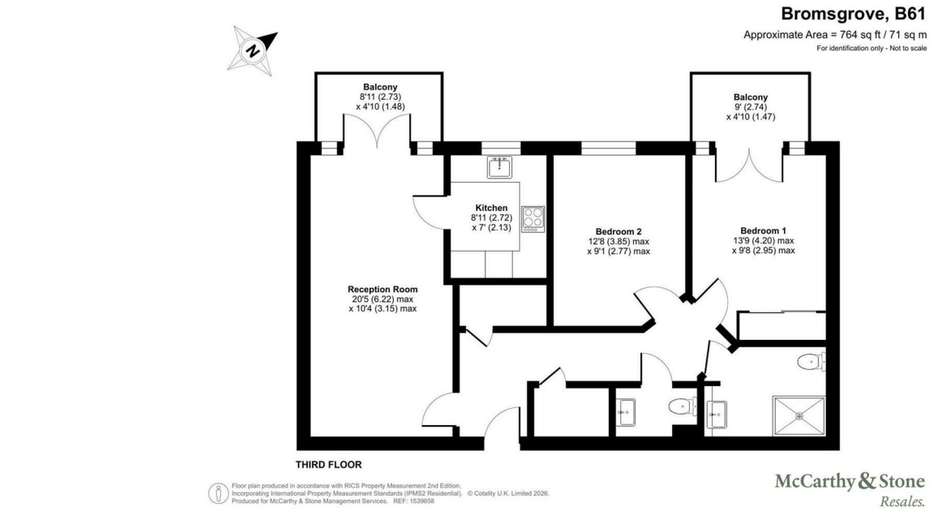
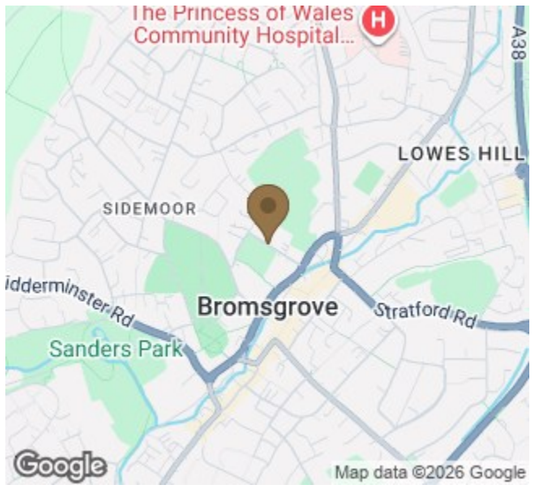
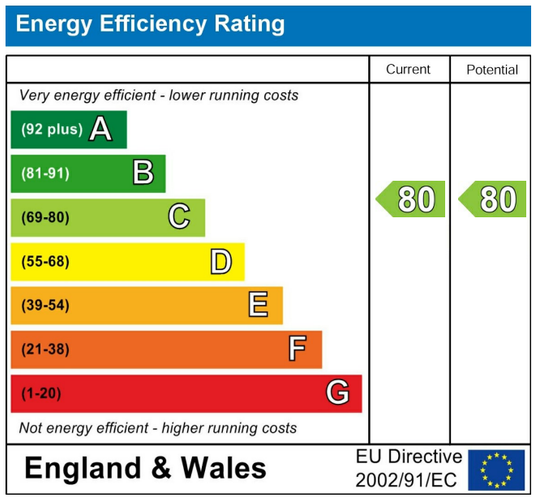
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







58 Bilberry Place

Recreation Road, Bromsgrove, B61 8DT

2 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 58 Bilberry Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £280,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Well Presented Two Bed Apartment
- Balcony with Access from the Living Room and Main Bedroom
- Estates Manager + 24-hour on-site staffing
- On-site Table Service Restaurant
- Homeowners' lounge & Landscaped gardens
- Personal care packages available
- 24-hour emergency call systems
- Guest suite + Function room
- Pet Friendly
- Retirement Living Plus for Over 70's

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

58 Bilberry Place, Bromsgrove

2 | 1 | Offers in the region of £280,000

Bilberry Place
In the heart of Bromsgrove, nestled between several large expanses of green space, is home to Billbery Place, one of McCarthy & Stones Retirement Living PLUS developments (formally Assisted Living) and is facilitated to provide its homeowners' with extra care.

The development consists of 26 one-bed and 32 two-bed apartments, all of which benefit from underfloor heating, spacious living spaces with ample storage and a range of features to make daily living easier, including non-slip bathroom flooring and raised sockets and ovens. An Estate's Manager is on hand to manage the day to day running of the development and attend to any queries you may have.

Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system.

The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply and subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Located in the core of Bromsgrove, there are a fabulous range of restaurants, cafes and other eateries, as well as a variety of pubs and bars and a whole host of both high-street favourites and independent boutiques within very close proximity. Bromsgrove is also home to a number of supermarkets, several banks, a post office, hairdressers and solicitors, as well as a medical centre and a pharmacy.

The town is easily accessible by both road and public transport. With the M5 and M42 motorways just over a mile from the development site, and the local train station also just a mile and a half away, you and those you love won't have any problem travelling to and from your new retirement apartment.

Apartment Overview
A well presented two-bedroom retirement apartment, exclusively designed for the over 70s and situated within a prestigious McCarthy Stone Retirement Living Plus development. Offering generous and thoughtfully designed accommodation throughout, this bright and welcoming home features a spacious living room with French doors opening onto a private walk-out balcony with access from both the living room and principal bedroom, creating the perfect space to relax and enjoy the outlook.

The modern fitted kitchen is well equipped with a range of contemporary high-gloss units, integrated appliances and ample workspace, while both bedrooms are comfortable doubles, with the principal bedroom benefiting from a built-in mirrored wardrobe. The apartment is further enhanced by a stylish wet room style shower room and the convenience of a separate guest WC.

Designed to support independent living with complete peace of mind, the apartment benefits from an emergency call system, secure entry and excellent storage. Residents also enjoy the outstanding facilities and vibrant community lifestyle associated with Retirement Living Plus, including an on-site restaurant, 24-hour staffing, Estate Manager and tailored care packages available should they be required.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Bilberry Place serves freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Additional Information & Services
- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

The annual service charge is £12,571.44 for the financial year ending 30/06/27.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
999 years from 1st Jan 2017
Ground rent: £510 per annum
Ground rent review: 1st Jan 2032

Parking Permit Scheme (subject to availability)
The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.













