



**Brindley Gardens  
Bilbrook  
Wolverhampton  
Staffordshire  
WV8**

**Offers in Excess of £210,000**

**bettermove** 

# Brindley Gardens

## Wolverhampton

Bettermove are proud to present this 2 bedroom retirement flat in Bilbrook, available with no forward chain, and welcoming over 55s only.

The property benefits from double glazing, underfloor, and electric heating throughout, with private parking available for £300.00 per annum.

The council tax band is B.

This is a leasehold property with 990 years remaining on the lease; the ground rent is £495.00 per annum, and the service charge is £4,055.13 per annum.

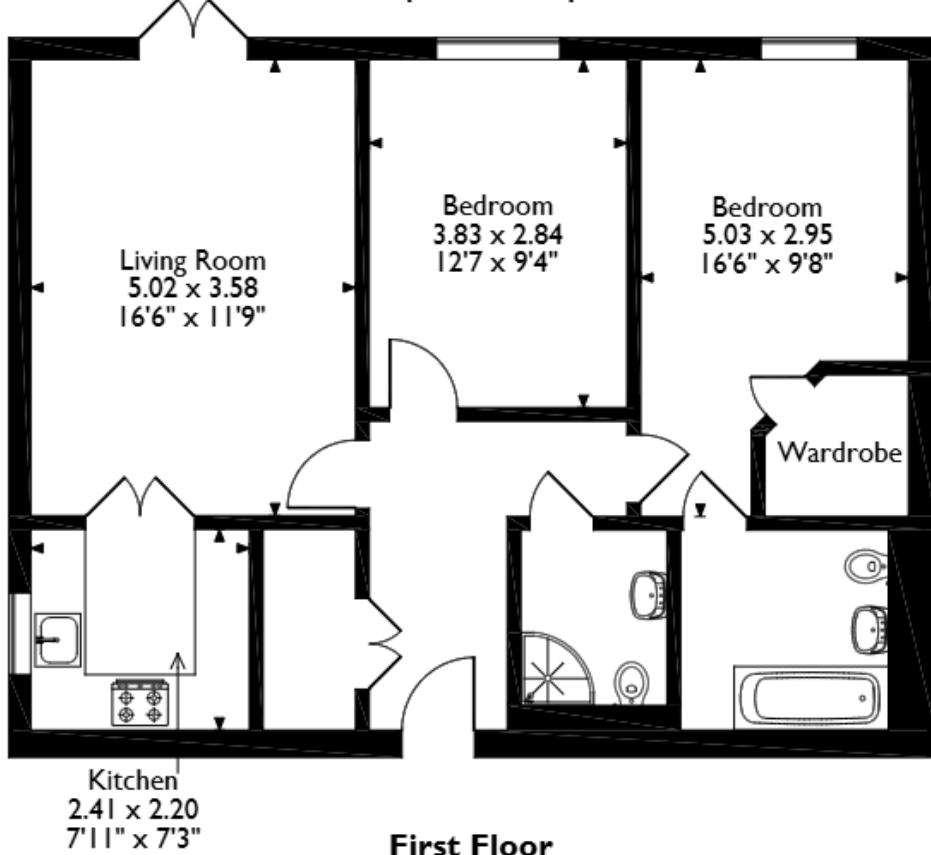
The interior of this beautifully presented, second floor property comprises a spacious living room, fitted kitchen, two double bedrooms, with one en-suite, and a family bathroom. The property also benefits from a guest suite, residents lounge, in-house manager, 24hour emergency call system, and communal gardens, perfect for enjoying the summer months.

Located in the sought after village of Bilbrook, Wolverhampton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bilbrook Train Station, a variety of local bus routes, and quick access to the M54.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Brindley Gardens, Bilbrook, Wolverhampton, Staffordshire  
 Approximate Gross Internal Area  
 71 Sq M/764 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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