

Asking Price £175,000 Leasehold

1 Bedroom, Apartment - Retirement

18, Woolmans Lodge Solihull Road, Shirley, Solihull, West Midlands, B90 3HL

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Churchill
Sales & Lettings
Retirement Property Specialists

Woolmans Lodge

Woolmans Lodge and Woolmans Croft is a retirement village comprising of 49 one and two bedroom flats and 10 two bedroom retirement bungalows for sale in Shirley.

Shirley has become a much sought after suburb of nearby Solihull. The main High Street is just a few minutes' walk from Woolmans Lodge with a wide range of shops, independent retailers, pubs, restaurants and eateries.

Local amenities include a library, Post Office, chemists, doctors, opticians and hairdressers. Within easy walking distance, there is an Aldi supermarket and a large Sainsbury's supermarket; a Marks and Spencer Food Hall is a short five minute drive away at Solihull Gate Retail Park.

Woolmans Lodge is well placed for days out to Birmingham, Stratford-upon-Avon and shopping at Solihull's Touchwood Shopping Centre. For things to do closer to home Shirley has a beautiful park, woodland at Billswood and Palmers Rough as well as the delightful Stratford-upon-Avon canal providing ample opportunities for strolls along the tow path. The Shirley Golf Club is very popular and is just a short drive from the development.

Being located close to Junction 4 of the M42 motorway makes journeys easy. Shirley is well served by public transport including rail links to Stratford-upon-Avon and Birmingham. Multiple bus routes are available the length of the High Street as well having a bus stop conveniently located directly outside Woolmans Lodge. For trips further afield, Birmingham Airport and International Railway Station are a short drive away.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Woolmans Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Woolmans Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Woolmans Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

NO ONWARD CHAIN

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property is presented in fantastic order throughout and is conveniently located near the lift and stairs for easy access within the development.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, freezer and washer/dryer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional furniture if desired and a window keeps this lovely room bright and airy.

The Shower room offers a curved shower cubicle, heated towel rail, a WC and wash hand basin with vanity unit beneath and cabinet above.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the Hallway.

Call us today to book your viewing!







Features

- One bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Owners lounge, gardens and parking
- Lodge Manager available 5 days a week
- Landscaped gardens
- Lift to all floors
- 24 Hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st May 2027): £2,912.15 per annum.

Ground Rent: £808.23 per annum. To be reviewed in 1st December 2031.

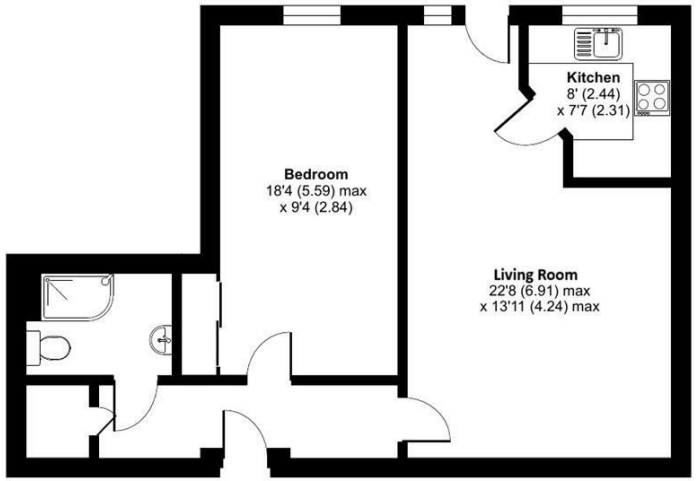
Council Tax: Band C

999 year Lease commencing January 2019

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 634 sq ft / 58.9 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1209066

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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