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Asking Price £160,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 0800 077 8717

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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 of the Guest Suites at all Churchill Retirement 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 Retirement 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.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom second floor apartment conveniently located for the lift and Owners Guest Suite. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and offers a range of 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, a frost-free freezer and washer/dryer.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- One bedroom second floor retirement apartment
- Excellent decorative order throughout
- Conveniently located for the lift and Owners Guest Suite
- Fully fitted kitchen with integrated appliances
- Owners Lounge, Gardens and Parking
- Lodge Manager available 5 days a week
- 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 of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 31st May 2024):  
£3,773.77 per annum.

Ground Rent: £575.00 per annum. To be reviewed  
in December 2024

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.

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.

EPC Rating: B



Living	Width	10'-7" [3230]	max	Length	16'-6" [5025]	max
Kitchen	Width	7'-2" [2180]	max	Length	7'-9" [2350]	max
Shower Room	Width	5'-6" [1665]	max	Length	6'-9" [2070]	max
Bedroom	Width	9'-3" [2805]	max	Length	15'-6" [4730]	max

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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