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£1,100 PCM

1 Bedroom, Apartment - Retirement

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

 0800 077 8717

 [lettings@churchillsl.co.uk](mailto:lettings@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

**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 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.



# Property Overview

Churchill Sales & Lettings are pleased to be marketing this lovely one bedroom first floor apartment overlooking the communal garden. The property offers is conveniently located for the stairs and is presented in good order.

The Lounge offers ample space for living and dining room furniture.

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. A window allows for light and ventilation.

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 are two useful storage cupboards located in the hallway.



# Features

- One bedroom first floor retirement apartment
- Good decorative order
- RENT INCLUDES HEATING & WATER & SEWERAGE RATES
- 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.
- Communal gardens



# Key Information

Council Tax: Band C

Approximate Area = 541 sq ft / 50.3 sq m  
For identification only - Not to scale

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.

LANDLORD PAYS: 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.

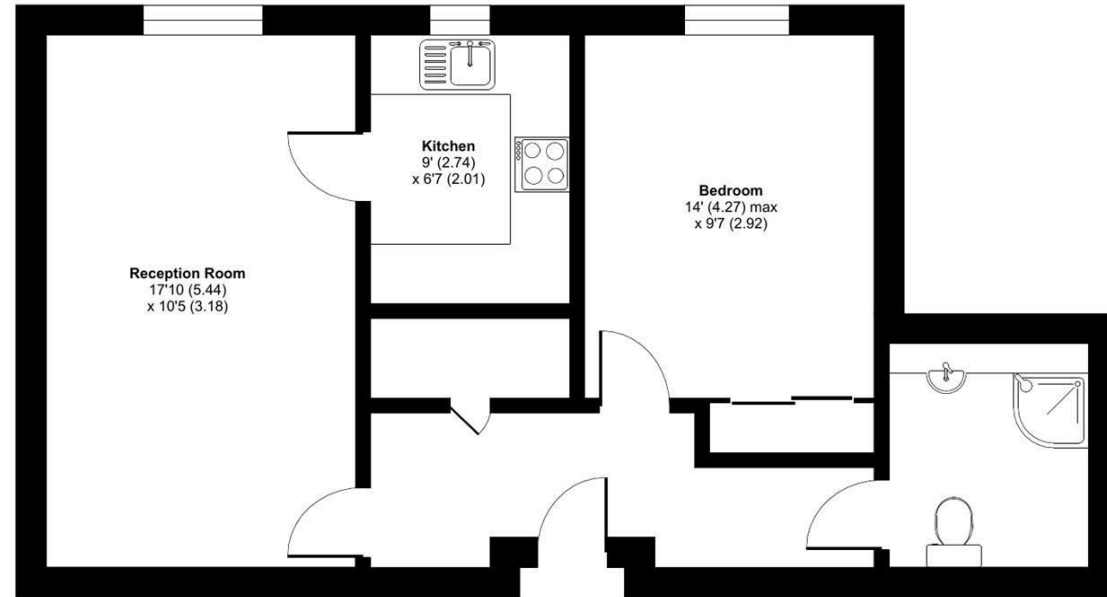
## Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.


## Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).




EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1080234

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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