



Asking Price £295,000 Leasehold

2 Bedroom, Apartment - Retirement

37, Highbury Lodge Silver Street, Kings Heath, Birmingham, West Midlands, B14 7LS

📞 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

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# Highbury Lodge

Highbury Lodge, a new development of 52 one and two bedroom apartments is nestled in the heart of the bustling town of Kings Heath in south Birmingham, to the rear of the All Saints Parish Church. The lodge is located around the corner from the High Street meaning everything you need is on your doorstep. Opposite the lodge is a Lidl Supermarket with a Sainsburys and ASDA both less than a 5 minute walk away.

Shoppers are well catered for with a variety of branded and independent retailers including WH Smith and Clarks together with an array of convenience stores, card, gift shops and an antiques & curiosities shop. Whether looking for a bite to eat or meeting up with friends for lunch there are several pubs, restaurants and cafes including a Costa Coffee, and the Kitchen Garden Café closeby.

The town also offers owners total convenience for banking and medical needs with several banks including a HSBC, Santander and a Halifax plus a Post Office nearby. Along the High Street are a Boots and Specsavers opticians, dentists, and a hairdressers and beauticians, all just around the corner from the lodge. Medical Centres are conveniently located at Featherstone Medical Practice and Kingsfield Medical Centre both well served by Lloyds and Boots Pharmacies and all less than a 10-minute walk away meaning everything you need is within easy reach.

Highbury Lodge's manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging events such as movie nights to strawberry and cream afternoons, board games, music evenings, fitness classes and birthday celebrations. 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 Living developments across the country. Prices are available from the Lodge Manager.

Highbury Lodge has been designed with safety and security at the forefront, all apartments and communal areas have 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. A 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.

Highbury 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.

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



# Property Overview

DRAFT PARTICULARS - Awaiting verification from the sellers

**\*\*TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY\*\***

Situated in a fantastic position in the popular development of Highbury Lodge is this delightful two bedroom apartment. The property provides spacious accommodation throughout and offers stunning views over the communal gardens.

The Living Room offers ample space for living and dining room furniture. A French door opens to the owners private balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living Room 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, washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

Bedroom One is a generous double with a built-in mirrored wardrobe plus an additional cupboard, providing ample storage space. An En-Suite offers a large walk-in shower with handrail, a WC, heated towel rail and wash hand basin with vanity unit beneath.

Bedroom Two is another good-sized double room with a built-in mirrored wardrobe. This room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a full sized bathtub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

This apartment simply must be viewed!



# Features

- Two bedroom apartment with balcony and garden views
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & Coffee Bar with regular social events
- Lift to all floors
- 24 hour Careline system for safety and security
- Landscaped grounds
- Owners private car parking
- 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



# Key Information

Service Charge (Year Ending 28th Feb 2027): £3,556.02 per annum.

There is no Ground Rent collected at this development

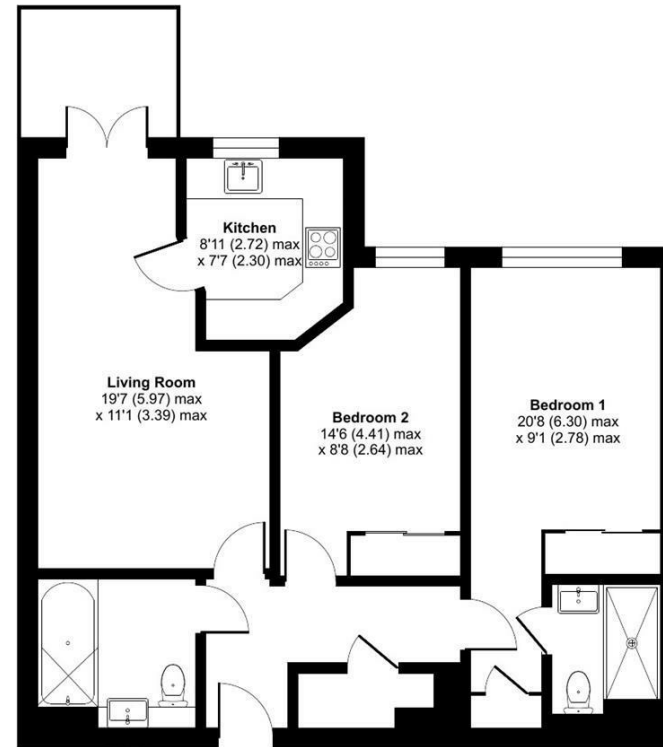
Council Tax Band C

999 year Lease commencing January 2023.

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, heating, communal cleaning, apartment heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 738 sq ft / 68.6 sq m  
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1482615

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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