51 BROADLEAF HOUSE
BIRMINGHAM ROAD
WYLDE GREEN
B72 1DY

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A beautifully appointed three-bedroom retirement property, offering spacious, modern living with private balconies, high-quality finishes, and exclusive access to first-class on-site facilities tailored for over 55s.

**Seller incentive available – the first two years' service charge will be paid by the vendor.
The incentive is offered subject to contract and completion and applies to the standard service charge payable for the apartment**

Communal area Accommodation:
On-site restaurant
Homeowners lounge or coffee lounge
Activity studio
Hairdressing salon
Therapy suite
Two lifts to all floors
24 Hours a day staff on hand when required

Apartment Accommodation:
Entrance hallway
Utility closet
Balcony
Fitted Kitchen
Study
Living/ Dining room
Principal Bedroom with walk-in wardrobe, and ensuite shower room
Bedroom two with built-in wardrobe
Bedroom three
Family Bathroom

Gardens and Grounds :
Beautiful landscaped communal grounds and gardens
Summer house

EPC rating :C

Approximate Total Area 1671 Sq Ft (155.27 Sq m)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Situation

Broadleaf House is ideally situated in the well-regarded Wylde Green area of Sutton Coldfield, a location that offers both convenience and a welcoming community feel. Just a short stroll away lies the vibrant Wylde Green shopping centre, providing easy access to everyday essentials with a variety of independent retailers, cafés, supermarkets, and pharmacies. The area also boasts several cosy coffee shops and eateries—perfect for relaxed socialising or meeting up with friends. For those who enjoy staying active, the nearby Walmley Golf Club offers a peaceful setting for a round of golf, while a range of local leisure centres and walking routes ensure there's something for every pace and preference. Excellent public transport links, including Chester Road train station just a short distance away, offer easy access to Sutton Coldfield town centre and Birmingham, making it simple to stay connected with family, friends, and wider amenities. Altogether, Broadleaf House offers a superb lifestyle choice for those seeking comfort, convenience, and a sense of community in later life.

Description of Property

Located within Broadleaf House, this spacious three-bedroom apartment combines generously proportioned interiors with practical design, private outdoor space, and access to a wide range of on-site facilities. Positioned on an upper floor and easily accessed via two lifts, the apartment opens to a wide entrance hallway with a utility cupboard, cloak storage, and an additional walk-in storeroom. The dual-aspect living/dining room offers ample space for both entertaining and relaxing, complemented by a feature fireplace and direct access to a private balcony. The adjacent kitchen is fitted with soft ivory shaker-style cabinetry, brushed chrome handles, and granite-effect worktops. Under-cabinet lighting enhances the sleek finish, while integrated appliances include an induction hob, oven, microwave, fridge-freezer, and dishwasher—creating a practical and stylish cooking environment.

The principal bedroom is generously sized and benefits from a walk-in wardrobe, en-suite shower room with his-and-hers wall-mounted basins, and its own private balcony. Both the en-suite and family bathroom are finished in contemporary neutral tones, featuring large-format porcelain-effect tiles in warm beige and soft grey palettes. Walk-in showers with rainfall and handheld fittings, illuminated mirror cabinets, and chrome fittings throughout offer a hotel-style feel, while the main bathroom also includes a full-size bath with glass screen. High-quality vinyl flooring ensures safety and ease of maintenance.

Two further double bedrooms offer flexibility—ideal as guest rooms. High-quality finishes throughout include plush wool-blend carpets, ample built-in storage, and a calming neutral décor to suit any taste. There is also a study or hobbies room as an added bonus.

Residents at Broadleaf House enjoy exclusive use of a homeowners' lounge, an on-site restaurant, a hairdressing salon, therapy suite, and an activity studio. Beautifully landscaped gardens surround the property, with level pathways and a summer house designed for sociable or peaceful outdoor moments. The building is protected by a 10-year NHBC warranty and has 24/7 on-site support for added peace of mind.

Gardens and Grounds:
Step outside to discover the beautifully landscaped gardens that surround this exceptional property. Whether you're strolling along the meticulously paved walkways or relaxing in the charming summer house, the outdoors offers a tranquil escape, creating the perfect balance between nature and luxury living.

Distances

Sutton Coldfield town centre 2 miles
Birmingham city centre 6 miles
Lichfield town centre12 miles
Birmingham International/NEC 11 miles
M6 (J6) 3 miles
M6 Toll (T3) 5 miles
M42 (J9) 6 miles

(Distances approximate).

Directions from Aston Knowles

Take Midland Dr to Mill St/A5127.Head north-east on Midland Dr towards Westhaven Rd.Turn right onto Coleshill St. Follow A5127 to Wylde Green. Turn left onto Mill St/A5127.At the roundabout, take the 1st exit onto Birmingham Rd/A5127 follow the road along, Broadleaf house will be on the right hand side.

Terms

Council Authority: Birmingham City Council
Council tax band: D

Tailored personal care packages are available at an additional cost.

Adlington Retirement Living (ARL) is the developer and Adlington Management Services (AMS) is the operator of









Broadleaf House. ARL are members of the Associated Retirement Community Operators and aim to comply with the ARCO Consumer Code.

Average Broadband speed : 150 Mbps

Viewings

All viewings of the property are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

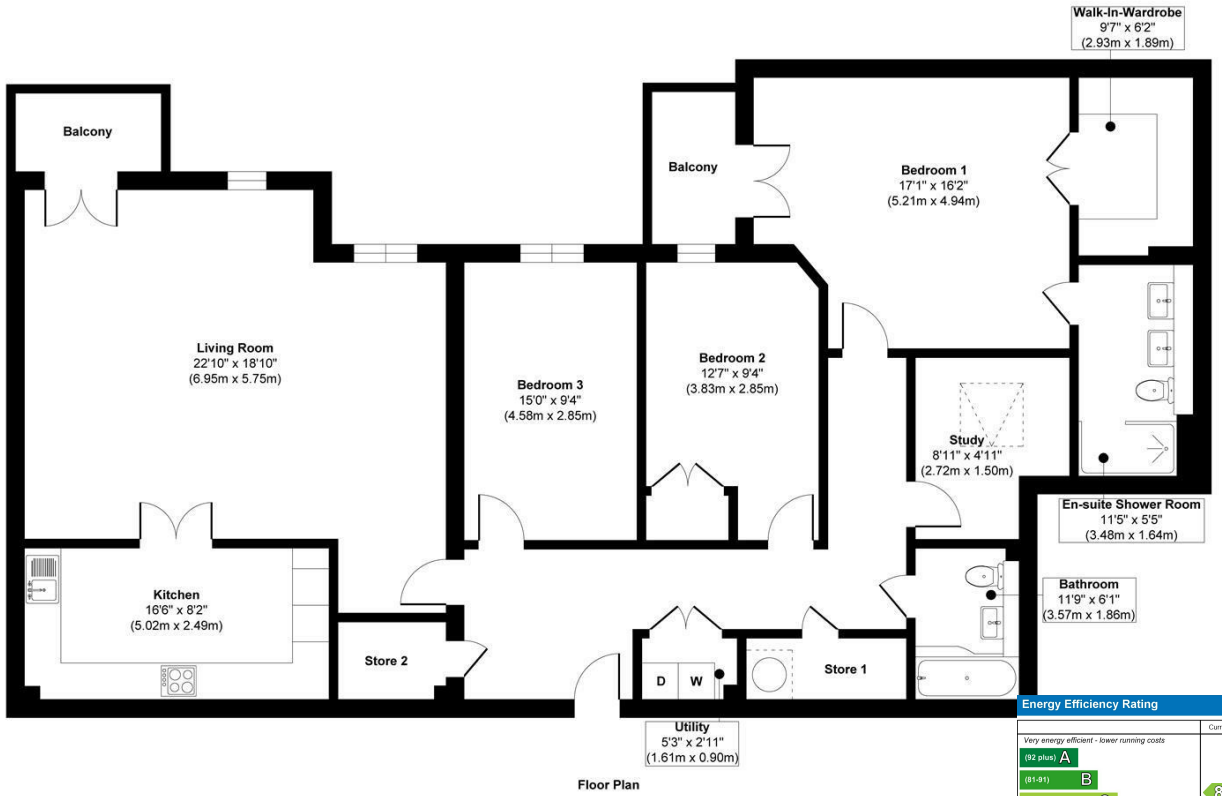
Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Particulars prepared: October 2025

ASTON KNOWLES

Broadleaf House B72 1DY

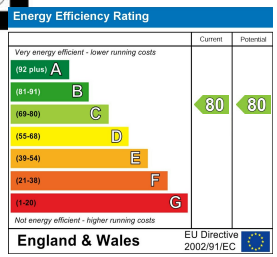


Floor Plan

Approx. Gross Internal Floor Area 1671 sq. ft / 155.27 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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