APARTMENT 16 BROADLEAF HOUSE,
BIRMINGHAM ROAD
WYLDE GREEN
SUTTON COLDFIELD
B72 1DY

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

A beautifully appointed two-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.

Communal area Accommodation :

- On-site restaurant
- Homeowners lounge or coffee lounge
- Activity studio
- Hairdressing salon
- Therapy suite
- Two lifts to all floors
- Protected by a 10-year NHBC warranty

Property Accommodation

- Entrance hallway
- Utility Closet
- Storage closet
- Fitted Kitchen
- Living/ Dining room having a balcony
- Principal Bedroom with ensuite shower room
- Bedroom two
- Family Bathroom

Gardens and Grounds :

- Beautiful, landscaped gardens
- Summer house
- Paved walkways

Approximate Toral Area: 966 Sq Ft (89.2 Sq M)

INCENTIVE: 50% Service & Well-being Charge paid for three years. Visit Adlington Retirement Living website for full details.

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

This spacious and well-appointed two-bedroom apartment is located on the top first floor of Broadleaf House, a purpose-built retirement development for the over 55s. With generous room sizes, excellent storage, and tasteful interiors, this apartment offers the best in independent living with the added reassurance of on-site support and high-quality communal facilities. A welcoming entrance hallway provides access to a utility closet and a separate walk-in store cupboard—ideal for keeping the living areas clutter-free. The open-plan living and dining space is particularly impressive, measuring over 22 ft in length and enhanced by a fireplace and French doors that flood the room with natural light and a balcony. Soft wool-blend carpets and neutral décor add warmth and comfort, while the open layout allows flexibility for furniture placement. The kitchen is fitted with classic ivory shaker-style units, brushed chrome handles, and dark Silestone quartz worktops. A range of integrated appliances includes an electric oven, microwave, fridge-freezer, induction hob, and dishwasher. A roof light above brings in additional brightness, complementing the soft under-cabinet lighting for a bright and practical workspace. The principal bedroom is generously sized and features a fully tiled en-suite shower room with neutral-toned stone-effect tiles, a large walk-in shower, chrome towel rail, and an illuminated mirrored cabinet. The second double bedroom is ideal for guests or hobbies. The main bathroom includes a full-sized bath with a glass screen, modern chrome fittings, and a sleek white suite, finished with soft grey-toned tiles for a contemporary feel.

The apartment also benefits from double-glazed Velux windows, ample storage, and easy access via lift to all communal facilities. These include an elegant homeowners' lounge, coffee lounge, restaurant, activity studio, hairdressing salon, and therapy suite. Residents also enjoy beautifully landscaped gardens with level paths and a peaceful summer house, all within a secure and sociable setting. The building is covered by a 10-year NHBC warranty, providing long-term 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. This residence is not just a home; it's a statement of elegance and sophistication, offering an unparalleled living experience that combines the best of both privacy and community.

Terms

All apartments are LEASEHOLD with a monthly Service and Well-being charge, and a Communal Facilities Fee which is payable upon the sale of your home.
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.
An Administration Fee is payable on resale of the property.
Length of lease: 250 years.
Lease starts from: 1st Jan 2023.
Average Broadband speed : 150 Mbps

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.

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: December 2025

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

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Apartment 16
Two bedroom **en-suite** apartment

Not to scale

Total Area:	89.72 m²	966 ft²

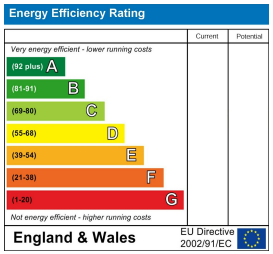
Room Dimensions:

Kitchen	3.38 m x 2.53 m	11'-1" x 8'-4"
Living room	6.87 m x 4.74 m	22'-7" x 15'-7"
Bedroom one	5.69 m x 2.77 m	18'-8" x 9'-1"
Bedroom two	6.79 m x 2.64 m	22'-3" x 8'-8"
Bathroom	2.51 m x 1.67 m	8'-3" x 5'-6"
En-suite shower	2.51 m x 1.64 m	8'-3" x 5'-4"
Store	2.00 m x 1.17 m	6'-7" x 3'-10"
Utility	1.41 m x 0.70 m	4'-8" x 2'-4"

Version 1.0 April 2023

Details are given as a general guide and may be subject to alteration. The plans do not represent a contractual offer or obligation on behalf of Gladman Retirement Living Ltd, trading as Adlington Retirement Living. For individual apartment details please contact the sales team. The plans shown are not to scale and all dimensions should be used for reference only and should not be relied upon for ordering furniture and fitments. Washing machine and tumble dryer not provided. space only. Measurements are based on the original architectural plans and are taken wall to wall to a tolerance of 50mm and taken as a maximum where appropriate. Apartments are sold unfurnished unless otherwise stated. Please ask your Sales Advisor for specific details.

BROADLEAF HOUSE
WYLDE GREEN



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8 High Street, Sutton Coldfield, B72 1XA
0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com