APT 54 BIRMINGHAM ROAD
WYLDE GREEN
SUTTON COLDFIELD
B72 1DY

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Discover a more rewarding, and faster, way to move with our Enhanced Move with Ease Package*
What's included:
Expert downsizing help
Sales progression support
£1,000 towards your legal fees
Welcome hamper
8-hour handyman service
*Terms and conditions apply. See website or call for details.

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.

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

Apartment Accommodation:
- Entrance hallway
- Utility closet and separate walk-in Storage Room
- Two Balconies
- Fitted Kitchen
- 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

Approximate Total Area 1734 Sq Ft (161.07 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 the top 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 Silestone quartz 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 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 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. Bedroom number two with a built-in wardroe and a further double bedrooms offering flexibility—ideal as guest rooms, a study or hobbies room. High-quality finishes throughout include plush wool-blend carpets, ample built-in storage, and a calming neutral décor to suit any taste.

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.

Terms

All apartments are LEASEHOLD with a monthly Service and Well-being charge, and a Communal Facilities Fee. The Communal Facilities Fee (CFF) at Broadleaf House is a fee payable upon the sale of your home or if there is a change of occupier so you can enjoy the facilities now but pay for them later. Tailored personal care packages are available at an additional cost.

You do not have to pay anything until you choose to sell your apartment (or there is a change of occupier). The fee is 4% per annum, per year or part year of ownership, capped at 5 years (maximum 20%) of the achieved market price (or an agreed market valuation of the property).

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

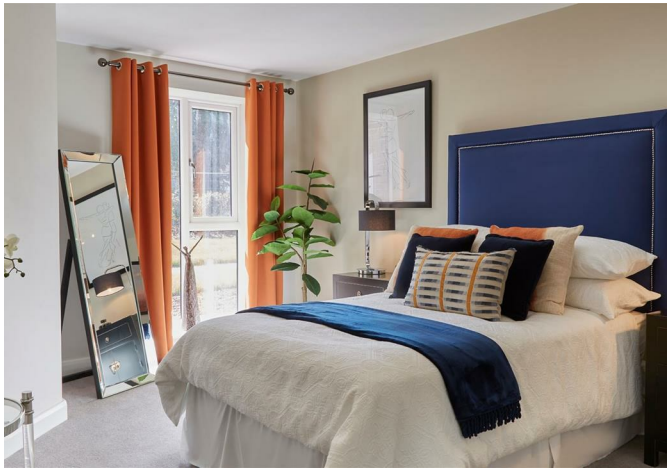
Distances

- 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

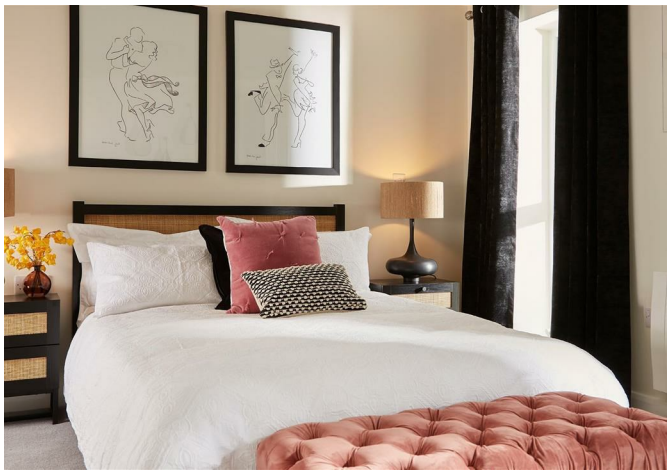
(Distances approximate).

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

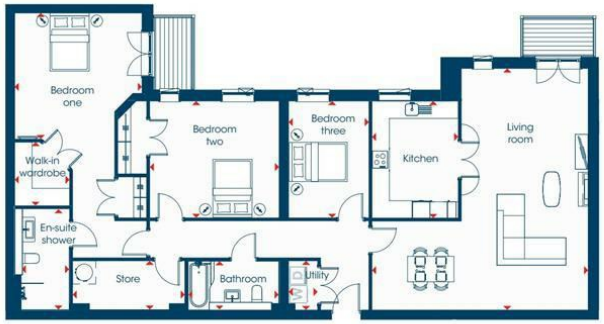
Buyer Identity Verification Fee

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 54
Three bedroom **en-suite** edition

Not to scale



Total Area:	**161.07 m²**	**1734 ft²**

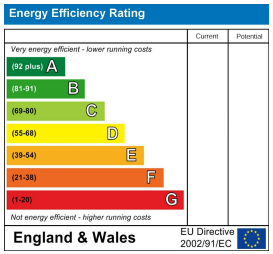
Room Dimensions:

Kitchen	4.04 m x 2.98 m	13'-3" x 9'-9"
Living room	8.34 m x 7.45 m	27'-4" x 24'-5"
Bedroom one	4.35 m x 4.39 m	14'-3" x 14'-5"
Bedroom two	4.46 m x 4.03 m	14'-8" x 13'-3"
Bedroom three	4.03 m x 2.77 m	13'-3" x 9'-1"
Bathroom	3.11 m x 1.67 m	10'-3" x 5'-6"
En-suite shower	3.46 m x 1.64 m	11'-4" x 5'-4"
Store	3.87 m x 1.69 m	12'-8" x 5'-6"
Utility	1.70 m x 1.00 m	5'-7" x 3'-3"
Walk-in wardrobe	2.20 m x 1.89 m	7'-3" x 6'-3"

Version 2.0 June 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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