



# Woolmans Lodge, Shirley

## Asking Price £230,000

- RECEPTION HALLWAY
- DUAL ASPECT LOUNGE DINER
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS
- VIEWING ESSENTIAL
- GUEST CLOAKS WC
- FITTED KITCHEN
- SHOWER ROOM
- RESIDENTS PARKING
- NO UPWARD CHAIN

Constructed by Churchill Retirement within the last 6 years, this exclusive development of luxury apartments were built specifically for the retirement market on the site of the old Woolmans Nursery. Churchill have developed property for the retirement market for many years and their experience is shown within this development which gives an opportunity for convivial conversation and meeting of people in the communal lounge, yet privacy within one's own home. Security is ensured by an intercom video call system at ground floor level which is viewable from each apartment. There is an owner's lounge and they organize regular events like coffee mornings, which seem like major benefits of a retirement village like this.

There is a house manager within the development and on the ground floor there is direct access from the communal lounge into the well tended communal gardens. The development as a whole benefits from a number of facilities including a guest suite and residents lounge with bar. The well illuminated corridors are wide and stylishly decorated.

Located on Solihull Road, the development is ideally situated to take advantage of all of the facilities. Within one mile is the centre of Shirley which offers a variety of shopping facilities and hostleries. Along Solihull Road runs regular bus services into Solihull Town Centre and back into the heart of Shirley.

Number 31 occupies a prime position to the rear of the development which has an independent entrance from the rear parking area where secure automatic doors open to an entrance foyer with stairs that rise directly to the first floor where the apartment can immediately be found on the left hand side and a panelled front door opens to the

### RECEPTION HALLWAY

Having ceiling light point, central heating radiator, secure intercom telephone with camera, airing cupboard, useful storage cupboard and doors opening to the lounge diner, two bedrooms, shower room and guest cloaks WC

### GUEST CLOAKS WC



Having ceiling light point, heated towel rail, concealed cistern WC and wash hand basin

### THROUGH LOUNGE DINING ROOM 18'10" max x 12'10" max (5.74m max x 3.91m max)



Having UPVC double glazed Juliette style balcony to the rear and three sided bay window to the side, two ceiling light points, central heating radiator, useful storage cupboard and door opening to the kitchen

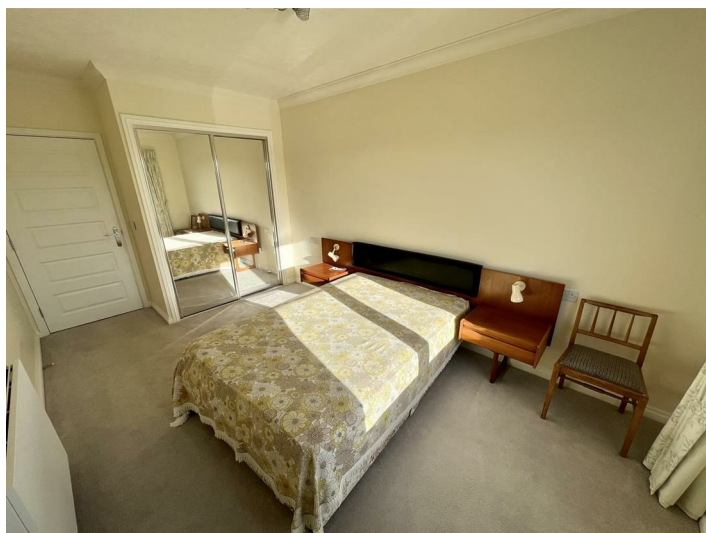
### FITTED KITCHEN 7'6" x 7'0" (2.29m x 2.13m)



Having UPVC double glazed window to the rear, recessed ceiling spotlights, electric wall heater and being fitted with a range of modern wall and base mounted storage units with work surfaces over incorporating sink and drainer, integrated electric oven, halogen hob with extractor canopy over, integrated fridge and freezer

### **BEDROOM ONE**

**16'2" max x 9'2" max (4.93m max x 2.79m max)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

### **BEDROOM TWO**

**16'2" max x 8'3" max (4.93m max x 2.51m max)**



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

### **SHOWER ROOM**



Having recessed ceiling spotlights, heated towel rail, corner quadrant shower cubicle, concealed cistern low level WC, vanity wash hand basin with unit and mirror behind and full height wall tiling

### **OUTSIDE**

#### **COMMUNAL GARDENS**



Accessed from the residents lounge and being well tended with sitting areas and areas of planting. To the side of the property is a covered scooter charging area.

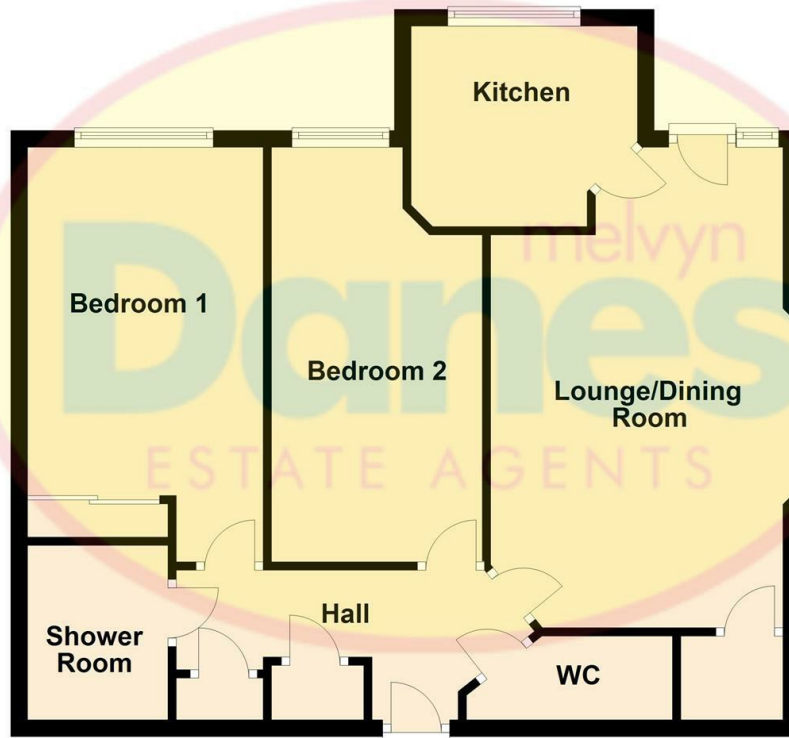
#### **RESIDENTS PARKING AREA**

Being located to the front and rear of the development

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### First Floor



#### TENURE

We are advised that the property is leasehold with 999 years from 1st December 2017 and we are advised by the seller that there is a current annual service charge payable in the region of £5046.48 and this includes the hot water, heating within the property, building insurance, window cleaning and grounds maintenance. £625 ground rent – we have not confirmed this information as yet and any interested party is advised to seek confirmation of this.

**BROADBAND:** We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 21/01/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have/has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 21/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.



**Full Postal Address:**  
31 Woolmans Lodge Shirley  
Solihull B90 3HL

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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