

A yellow oval logo with a green border. Inside, the word 'Danes' is in large green letters, 'melvyn' is in smaller green letters above it, and 'ESTATE AGENTS' is in smaller green letters below it.

**melvyn  
Danes**  
ESTATE AGENTS

A three-story semi-detached house with a mix of cream-colored render and red brick. It has a dark brown tiled roof with white window frames. The central unit is labeled 'WOOLMANS LODGE'. The house is surrounded by greenery and a paved driveway.

WOOLMANS LODGE

Solihull Road

Shirley

Offers Around £135,000



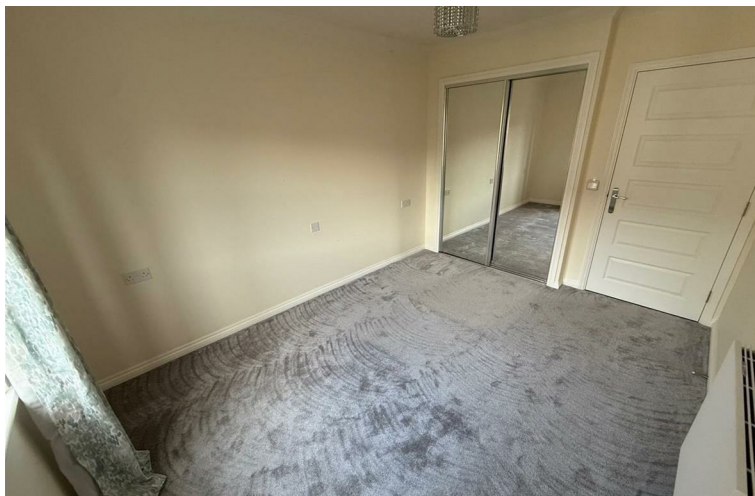
## Description

Constructed by Churchill Retirement within the past seven years, this exclusive development of luxury apartments was specifically designed for the retirement market and occupies the site of the former Woolmans Nursery. Churchill's have created communities 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 owners' lounge, where they host regular events, like coffee mornings, which is a key benefit of living in a retirement complex such as 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 hostelryes. Along Solihull Road runs regular bus services into Solihull Town Centre and back into the heart of Shirley.

Number 33 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. The apartment itself enjoys a pleasant aspect over the communal gardens and is being sold with the benefit of no upward chain.





## Accommodation

WELCOMING RECEPTION  
HALLWAY

AIRING/STORAGE CUPBOARD

LOUNGE DINING ROOM

FITTED KITCHEN

DOUBLE BEDROOM

SHOWER ROOM



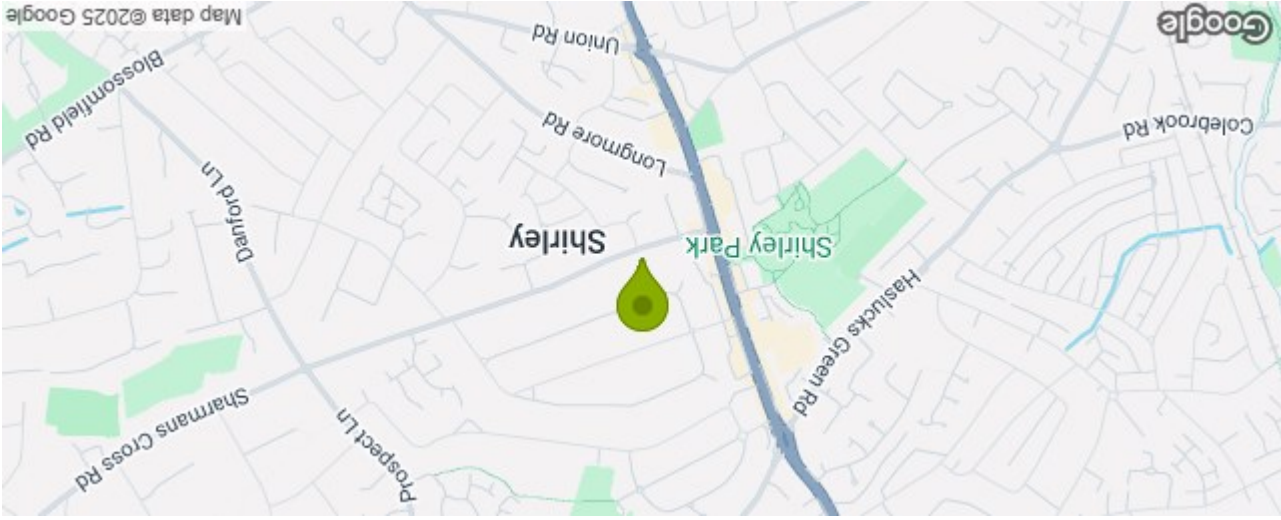
**TENURE**  
We are advised that the property is leasehold with 99 years from 1st December 2017 and we are advised by the seller that there is a current annual service charge payable in the region of £2828.90 and this includes the hot water, heating within the property, building insurance, window cleaning and grounds maintenance. £810 per annum ground rent.

**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 01/12/2025. Actual service availability at the property or speeds received may be different.

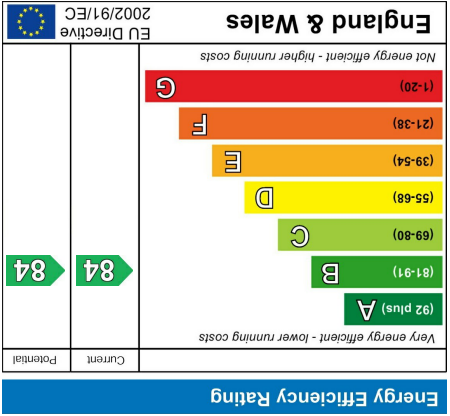
**MOBILE:** We understand that the property is likely to have/has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 01/12/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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 the property 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.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Woolmans Lodge 72-74 Solihull Road Shirley Solihull B90 3HL**  
**Council Tax Band: C**



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.