

APARTMENT 56 BIRMINGHAM ROAD
WYLDE GREEN
SUTTON COLDFIELD
B72 1DH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A stylish and spacious one-bedroom top-floor apartment, retirement property, with a study and cloakroom, designed for Comfort, Light and Easy Living

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
- Guest Cloakroom
- Utility/Storage room
- Storage closet
- Open plan Kitchen
- Living/ Dining room with fireplace
- Open plan study area
- Principal Bedroom with built-in wardrobe, and ensuite shower room

Gardens and Grounds :

- Beautiful landscaped gardens
- Summer house
- Paved walkways

Approximate Total Area 983 Square feet or 91.34 Square Meters

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

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Apartment 56 – One-Bedroom second floor Deluxe Apartment (983 sq ft)

Apartment 56 is a generously sized one-bedroom residence offering just under 1,000 sq ft of well-planned accommodation. Located on the top floor of Broadleaf House and accessed via lift, the apartment enjoys a peaceful setting with Velux windows providing excellent natural light throughout.

The entrance hallway leads to a guest cloakroom and two separate storage spaces, including a large utility/store room—ideal for day-to-day organisation. At the heart of the home is an expansive open-plan living and dining room measuring over 22 feet wide, featuring a cosy fireplace and soft wool-blend carpets for year-round comfort. An adjacent study area beneath a skylight provides a bright, dedicated space for reading, hobbies or working from home.

The kitchen is fitted with classic shaker-style cabinets in a soft ivory tone, complemented by brushed chrome handles, granite-effect worktops and under-cabinet lighting. Integrated appliances include an electric oven, microwave, induction hob, fridge-freezer and dishwasher, providing both practicality and style in a compact footprint.

The bedroom is a calming retreat, with generous proportions and dual Velux windows creating a light and airy atmosphere. A built-in wardrobe and a private en-suite shower room complete

the space. The en-suite is fully tiled in neutral tones and fitted with a large walk-in shower, chrome towel rail, illuminated mirror cabinet, and sleek white sanitaryware for a fresh, contemporary finish.

Residents at Broadleaf House benefit from access to a range of on-site amenities designed to support a sociable, active, and independent lifestyle. These include a restaurant, homeowners' lounge, coffee lounge, activity studio, hairdressing salon, and therapy suite, all within beautifully landscaped gardens with level walkways and seating areas. The building is covered by a 10-year NHBC warranty and supported by a dedicated management team, offering security and peace of mind.

Gardens and Grounds:

Step outside into beautifully landscaped gardens, offering the perfect backdrop for relaxation and leisurely strolls. Paved walkways meander through the lush greenery, leading you to a charming summer house—a perfect spot to enjoy the outdoors year-round. More than a place to live, this apartment provides a serene and stylish lifestyle tailored for ease and enjoyment.

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.

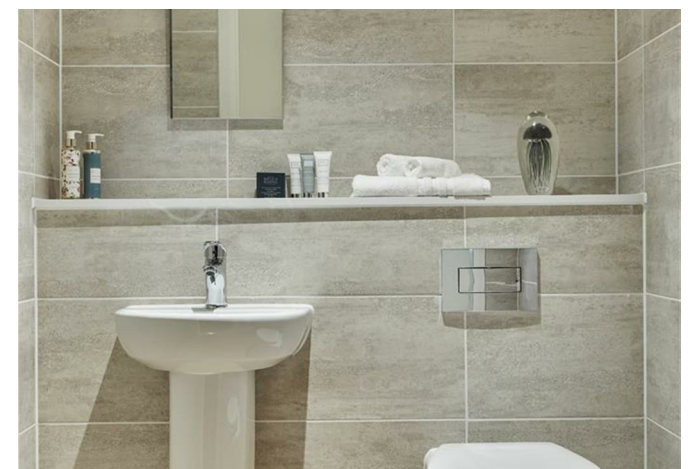
Average Broadband speed : 150 Mbps

Distances

- Sutton Coldfield town centre 2 miles
 - Birmingham city centre 6 miles
 - Lichfield town centre 12 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: March 2025

Buyer Identity Verification Fee

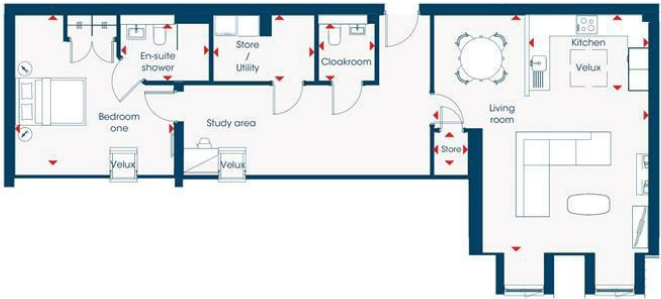
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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.



Apartment 56

One bedroom **deluxe** apartment with cloakroom

Not to scale



Total Area:	91.34 m²	983 ft²
Room Dimensions:		
Kitchen	3.42 m x 2.15 m	11'-3" x 7'-1"
Living room	6.76 m x 6.15 m	22'-2" x 20'-2"
Bedroom one	4.30 m x 4.54 m	14'-1" x 14'-11"
En-suite shower	2.51 m x 1.64 m	8'-3" x 5'-4"
Cloakroom	1.64 m x 1.60 m	5'-4" x 5'-3"
Store / Utility	2.89 m x 1.89 m	9'-6" x 6'-3"
Store	1.00 m x 0.95 m	3'-3" x 3'-2"

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 Aston 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 fittings. 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

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

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