



Asking Price £169,950 Leasehold

2 Bedroom, Apartment - Retirement

36, Steeple Lodge Church Road, Boldmere, Sutton Coldfield, West Midlands, B73 5GB



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Steeple Lodge

Steeple Lodge is a development of one and two bedroom apartments within the leafy residential area of Boldmere, Sutton Coldfield, ideally located within easy reach of all local amenities and nearby Sutton Coldfield town centre.

Still referred to by many as its historic name, the Royal Town of Sutton Coldfield is generally regarded as one of the most prestigious locations in the West Midlands. The town is well known for its 2,400 acres of natural parkland delivering a sense of wilderness within an urban environment. Visitors to Sutton Park can enjoy activities such as walking, nature watching, picnics, restaurants and the use of bridle paths and cycling routes.

Boldmere offers many local amenities with the main shopping area at the northern end of Boldmere Road and a collection of shops at the southern end, known locally as 'Little Boldmere'. Sutton Coldfield town centre offers you all the modern conveniences of a town with a pedestrianised shopping area, Supermarkets and High Street stores. The Belfry Golf & Country Club is situated just outside Sutton Coldfield.

Sutton Coldfield is well served by public transport with local buses from just outside the Lodge into and around the town and local areas. The train station is just a few minutes away for travel further afield.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Steeple Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Steeple Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Steeple Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



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Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Situated in a fantastic South-Easterly facing aspect in the development is this delightful two bedroom apartment. The property is conveniently located near the stairs and offers deceptively accommodation throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. Dual aspect windows provide lots of natural light and a door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob, fridge and freezer. A window provides light and ventilation.

Bedroom One is a good-sized double room with a built-in mirrored wardrobe. A window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized room that could also be used as a separate living room, study or hobby room.

The Shower Room offers a walk-in shower with handrail, a WC, heated towel rail, wash hand basin with vanity unit beneath and mirror cabinet above.

A separate WC is located off the Hallway and offers a WC and wash hand basin with mirror above.

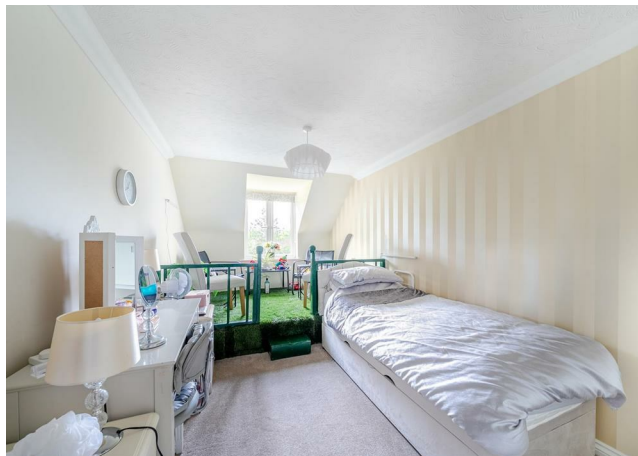
Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Steeple Lodge!



Features

- Two bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- Great location close to the town centre & excellent transport links
- 24 Hour Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country
- Landscaped gardens



Key Information

Service Charge (Year Ending 31st May 2026): £3,740.92 per annum.

Ground rent £702.24 per annum. To be reviewed May 2027.

Council Tax Band D

125 year Lease commencing 2013

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 798 sq ft / 74.1 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1333176

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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