

Asking Price £180,000 Leasehold

1 Bedroom, Apartment - Retirement

9, Bower Lodge 354 Stratford Road, Shirley, Solihull, West Midlands, B90 3DN

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Bower Lodge

Conveniently situated between Stratford upon Avon and Birmingham, Shirley has become a much sought after suburb of nearby Solihull. Bower Lodge is perfectly located on Shirley's main High Street, with a bus stop directly outside the lodge with direct access into the town centre. Shirley offers a wide range of shops including a good mix of independent retailers and well known high street brands. To complement this, a vast array of pubs, restaurants and eateries with cuisines from around the world are all close to the lodge.

A Sainsbury's supermarket is close to the lodge and only a short five minute drive away is Solihull Sears Retail Park. In addition, local amenities include a library, post office, chemists, doctors, opticians and a hairdressers so everything you need is on your doorstep.

Bower Lodge is also well placed for days out to Solihull where there is the popular Touchwood Shopping Centre, cafés, restaurants and a cinema. Birmingham and Stratford upon Avon are both great days out whether its' a trip to the theatre, art galleries and museums or meeting up with friends for lunch or an afternoon of shopping in the state of the art Bullring and Grand Central with its' iconic Selfridges department store.

Shirley itself has a beautiful park, as well as woodland at Bill's Wood and Palmers Rough. In addition, the delightful Stratford upon Avon canal provides ample opportunities for strolls along the tow path. For golf lovers, Shirley Golf Club is very popular and is just a short drive from the lodge so you have everything that you need closeby for an active and independent retirement

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.

Bower 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.

Bower 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.

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







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Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Welcome to this lovely south-west facing one bedroom ground floor apartment, presented in fantastic order throughout. Conveniently located on the same level as the Owners' Lounge and Guest Suite, the property offers comfortable and accessible accommodation in a desirable position within the development.

The Living Room offers ample space for living and dining room furniture. A French door opens to a Juliet Balcony and another door leads to the Kitchen.

The Kitchen offers plenty of storage with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4 ring electric hob with extractor hood over and a built-in fridge/freezer.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. Full height windows keep this lovely bedroom bright and light.

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

Perfectly complementing this apartment is a useful storage cupboard located off the hallway.

Call us today to book your viewing!







Features

- One bedroom ground floor apartment with Juliet balcony
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Owners' private car park
- Lift to all floors
- 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







Key Information

Service Charge (Year ending November 2027): £2,435.93 per annum

There is no ground rent collected at this development.

Council Tax: Band C

999 year Lease commencing 2023.

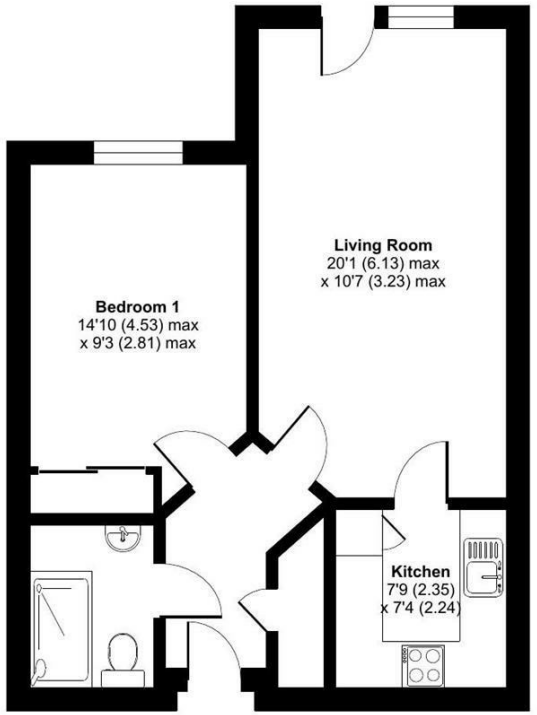
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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

EPC Rating: C

Approximate Area = 519 sq ft / 48.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1523871

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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