



Bower Lodge, Apartment 20, Stratford Road, Shirley, Solihull, B90 3DN

£379,950

This lovely two-bedroom retirement apartment is located on the first floor of Bower Lodge and features an east-facing Juliette balcony, perfect for enjoying the morning sunshine. The apartment includes a bright living area, a modern fitted kitchen, a contemporary bathroom, and ample storage, with the main bedroom also benefiting from its own ensuite for added convenience. Bower Lodge is perfectly positioned in the heart of Shirley, with local shops and amenities just a short walk away and a bus stop right outside. Designed for a comfortable and independent retirement lifestyle, the development offers a friendly community atmosphere with selected apartments featuring outdoor spaces to enjoy sunny days. Come and explore our stunning Show Apartments and see why Bower Lodge could be the perfect place to call home.

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: C

Property Type: Retirement

Lounge

This inviting lounge offers a bright, airy space that instantly makes you feel at home. Soft carpeting adds warmth underfoot, while natural light fills the room, creating a soothing atmosphere year-round. Step out onto the private balcony to enjoy a gentle breeze and a moment of calm on those warmer days, the perfect spot to unwind and take in the fresh air.

Kitchen

Flowing seamlessly from the living area, the kitchen is thoughtfully designed for both style and practicality. It features an integrated waist-height electric oven, ceramic hob with extractor hood, and a Hoover washer/dryer. There's also an integral upright fridge with a frost-free freezer, a stainless steel sink with chrome mixer tap, and provisions for a dishwasher. Slip-resistant flooring and ceramic wall tiling add a practical finish, while modern downlights create a bright and welcoming space to cook and enjoy everyday life.

Bedroom One

The principal bedroom provides a calm and comfortable space to relax and unwind, complete with soft carpeting for a cosy feel. Fitted mirrored wardrobes offer generous storage while enhancing the sense of light and space. The room also benefits from its own private ensuite, adding convenience and a touch of luxury to everyday living.

Bedroom Two

The bedroom offers a calm and comfortable space to relax and unwind. Fitted mirrored wardrobes provide generous storage while adding a touch of style and light to the room. Soft carpeting underfoot creates a cosy feel, making this a peaceful retreat to enjoy at the end of the day.

Ensuite | Bathroom

The bathroom and ensuite feature a modern and stylish design with contemporary white sanitaryware and sleek chrome finishes. A thermostatic shower with a low-level tray offers easy access, complemented by slip-resistant flooring and elegant ceramic wall tiling. Practical additions such as easy-turn mixer taps, a heated chrome towel rail, and an under-sink vanity unit provide useful storage, creating a fresh, comfortable, and easy-to-maintain space.

Interior:

The apartments are designed with comfort, convenience, and modern living in mind. Double-glazed windows and an energy-efficient, low-carbon heating system help create a warm and economical home throughout the year. Thoughtful touches include illuminated light switches, safety locks on windows, and a handy hallway storage cupboard. The main bedroom benefits from a walk-in wardrobe*, while all apartments feature stylish fitted mirrored wardrobes. A connecting glass-panelled door links the kitchen and living area, enhancing the sense of light and space. Each apartment is SkyQ enabled, with TV and telephone points provided in both the living room and main bedroom for added practicality.





Contact us today!
 0121 744 4144 + Option 3
newhomes@smart-homes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 	

