



Bower Lodge, Apartment 12, Stratford Road, Shirley, Solihull, B90 3DN

£266,950

This lovely one-bedroom retirement apartment is located on the first floor of Bower Lodge and features a private balcony, perfect for enjoying the sunshine. Inside, there's a bright living area, a modern fitted kitchen, and a contemporary bathroom, along with ample storage space throughout. Bower Lodge is a beautiful development of one and two-bedroom retirement apartments, perfectly situated in the heart of Shirley. With a bus stop right outside and local shops and amenities just a short walk away, everything you need is close at hand. Designed to help you enjoy an active, independent lifestyle, Bower Lodge offers comfort, convenience, and a welcoming community atmosphere.

Come and have a look at our stunning Show Apartments and discover how life at Bower Lodge is perfect for you!

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Council Tax Band: C

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

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.

Bathroom

The bathroom features a modern, 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 touches include easy-turn mixer taps, a heated chrome towel rail, and an under-sink vanity unit providing useful storage, all combining to create 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.

External and Communal Areas:

The development offers a range of thoughtfully designed communal facilities and well-maintained outdoor spaces for residents to enjoy. Beautifully landscaped grounds surround the property, with free parking, cycle and buggy storage, and convenient EV charging points available.

Inside, residents can relax in the welcoming Owners' Lounge and coffee bar, complete with communal Wi-Fi. A Lodge Manager is on hand to assist with the daily





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	84	84
(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 	

