



# Wheatley Place

Shirley

**McCarthy Stone**

Retirement living *your way*



## Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy. Plus a little more help and support, from the Your McCarthy Stone team if and when you need it.

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# Live life your way

## with Retirement Living Plus

Wheatley Place is ideal if you want to continue living independently in your own home, but with the peace of mind of knowing that you can benefit from a tailor-made care and support package if required<sup>^</sup>.

When family and friends come to stay, you'll have all the fun of entertaining without having to cook a thing, or wash the pots afterwards – thanks to our chef-run bistro.

There's also a hotel-style Guest Suite<sup>^</sup>. Family and friends are welcome to stay over - without you having the hassle of making up the spare bed.

You will also benefit from some light cleaning support each week within your home, which is included in the service charge.

We can also offer additional lifestyle options such as extra cleaning, changing linen, grocery shopping, running errands or time for companionship<sup>^</sup>.



<sup>^</sup>Extra charges apply.

# Help and support

from Your McCarthy Stone

In addition to taking care of the day-to-day running of the development, we're passionate about providing additional support to you. We're here to assist with your everyday needs; happy to help make your life that little bit easier without ever intruding on your privacy.

The personal care packages and lifestyle services provided are flexible and tailored to your specific needs. We will work with you to decide what level of care and support is right for you. And you can adjust your package, so you only ever pay for what you use.

This could prove a more flexible and affordable option than a traditional care home setting.

It's comforting to know that Your McCarthy Stone is regulated in England by the Care Quality Commission. Copies of the latest CQC reports are available online. We thoroughly screen our staff, and invest in their training to ensure they have all the skills they need to provide you with a fantastic service.



## Our support packages

Your new home will offer a range of flexible services, so you can have as little or as much support as you need.

### Domestic assistance

You can enjoy one hour per week of light domestic assistance, as part of your service charge.

### Staff on-site 24/7

There's the added reassurance of help at hand with a CQC regulated manager and a team available 24/7.

### Personal support<sup>^</sup>

You choose what support you need. Whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence.

### Lifestyle support<sup>^</sup>

However you like to spend your time away from your apartment, our friendly team can provide companionship and support, helping you to get out and about.

The team can also help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

### Laundry service<sup>^</sup>

If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.



<sup>^</sup>Extra charges apply.

# Shirley

Relaxed living close to the city



- 1 Sainsbury's supermarket
- 2 Marks and Spencer
- 3 David Lloyd Leisure Club
- 4 Costa Coffee
- 5 Pharmacy
- 6 Post Office
- 7 Hillfield Park
- 8 Widney Manor Golf Club
- Bus Stop



Wheatley Place is ideally placed to help you take full advantage of Shirley and the surrounding area. With several bus stops nearby, getting out and about couldn't be easier. Hop on one of the regular services to Birmingham and you'll be whisked to the heart of the city in just 40 minutes.

Most of the things you need daily can be found close to the development. A Costa coffee is a short walk away. In the nearby Solihull Retail Park you'll find Sainsbury's, Boots and Marks & Spencer. The Parkgate Shopping Centre is just two miles away.

Shirley's main high street has a wealth of well-known names alongside independent shops. With an eclectic mix of restaurants, cafés and takeaways there's lots to tempt the tastebuds.

### Live life your way

Keen cyclists will adore Red Kite Cycles, the largest independent bike shop in the area. Golf players will be delighted by a choice of five



golf courses within five-miles of the development. The Robin Hood Golf Club boasts some of the most challenging holes in the Midlands.

If you enjoy being in the fresh air, Shirley has an abundance of green spaces. An afternoon stroll around Shirley Park is a delight, as is nearby Hillfield Park with its lake and walking trails. Further afield Brueton Park bordering the River Blythe has a café, and fascinating nature centre. For something a little different, visit the National Motorcycle Museum.

Shirley boasts excellent travel links. The train station is just two miles from the development, offering connections to Stratford-upon-Avon, Worcester and Birmingham New Street. The M42 and M40 are within easy reach.

### You'll be well looked after in Shirley

Designed with the over 70s in mind, Wheatley Place is built to high standards and is an ideal place to live life your way.

# Designed

## with you in mind

With stylish, coloured bricks and metal balconies, Wheatley Place' exterior brings contemporary design to Shirley's wonderful mix of architectural styles. You'll find this eye for modern detail in every aspect of the development.

The elegant reception area offers a warm welcome to homeowners, friends and family members alike. Look to the left and you'll discover the social hub of Wheatley Place.

Flooded with natural light, the communal lounge sits at the heart of the development. From a quick morning catch-up to a lively evening gathering, it's where our thriving community can come together.

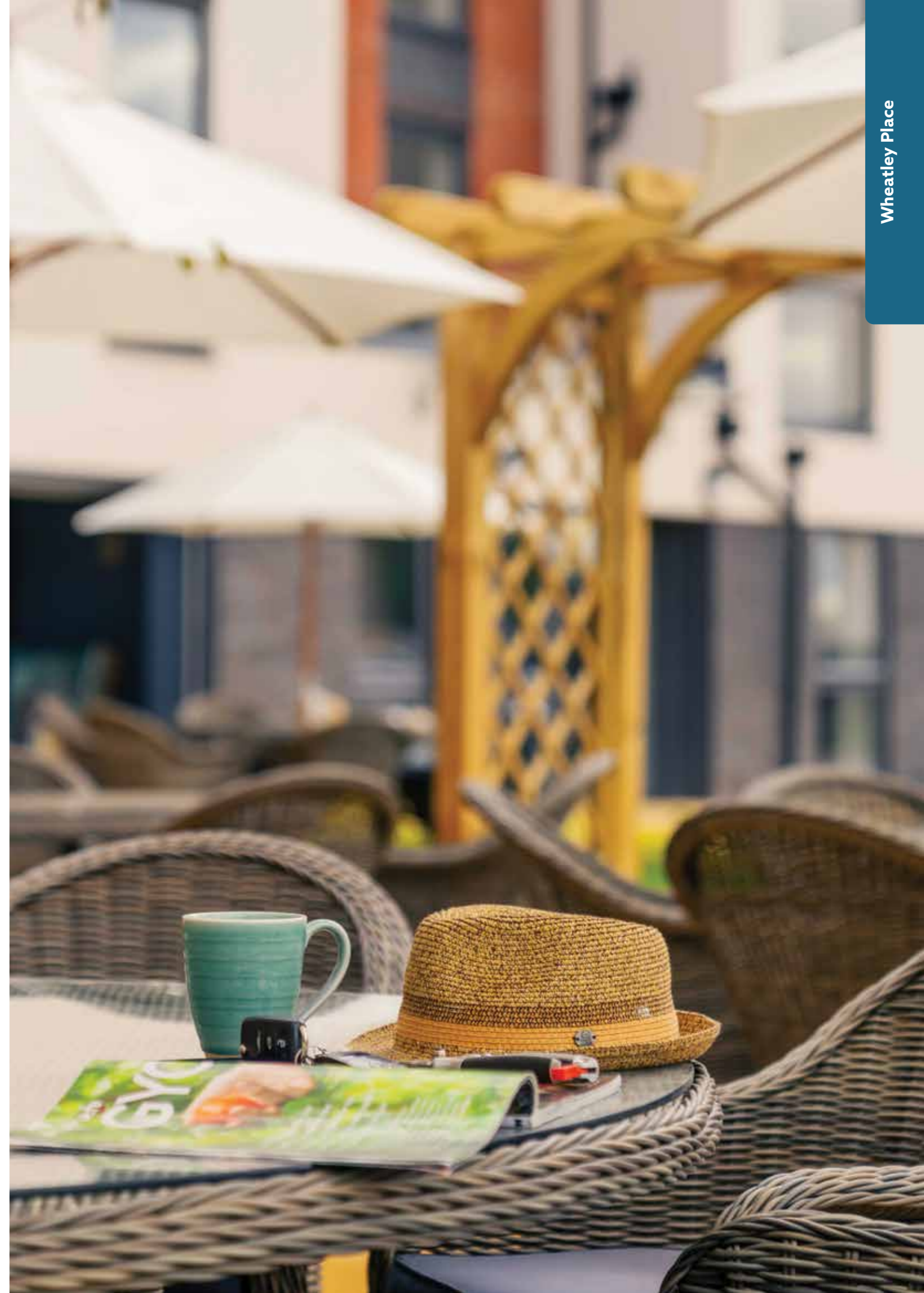
It's a space designed to be enjoyed by everyone. It's also perfect for pouring over a newspaper or immersing yourself in a good book.

Adjacent to the lounge is the spacious bistro restaurant serving drinks, light snacks and a delicious seasonally inspired menu every day.

The development also has a large hobby, crafts and games room where shared interests can be enjoyed with others. From both the bistro's dining room and the lounge, you can access the immaculate garden that wraps itself around Wheatley Place. The seated terraces are lovely spots for soaking up some sun during the warmer months.

Take a stroll along the path and you'll discover a tapestry of colour. Each plant and shrub has been carefully selected to add a burst of colour or a subtle hue. It is a garden to be enjoyed throughout the seasons. The garden is also home to the Gym and Yoga Studio, where you can help maintain your posture, strength and flexibility.

What's more, you don't even need to lift a fork or wrestle with lawnmower to keep this green oasis looking picture perfect. We maintain all the outside spaces for you.





# More for you

## Estate Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

## Bistro on-site<sup>^</sup>

If you don't feel like cooking, the subsidised bistro provides delicious food all year round. From everyday classics and tempting treats, barista-grade coffees or your favourite tippie.

The cost for each meal varies and everything is freshly prepared by our chef. A small additional charge is added to guest meals.

## Wellness Suite<sup>^</sup>

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment station.

## Guest Suite<sup>^</sup>

Having friends or relatives over and would like them to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

## Parking

Spaces are available for purchase or rent (if renting)\*.



<sup>^</sup>Extra charges apply. Subject to availability.

Made for living

*your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Wheatley Place is no exception.

Comprising 66 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

### We're here to help

Whether purchasing or renting your apartment at Wheatley Place, we can help you every step of the way\*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent, to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership<sup>~</sup>, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



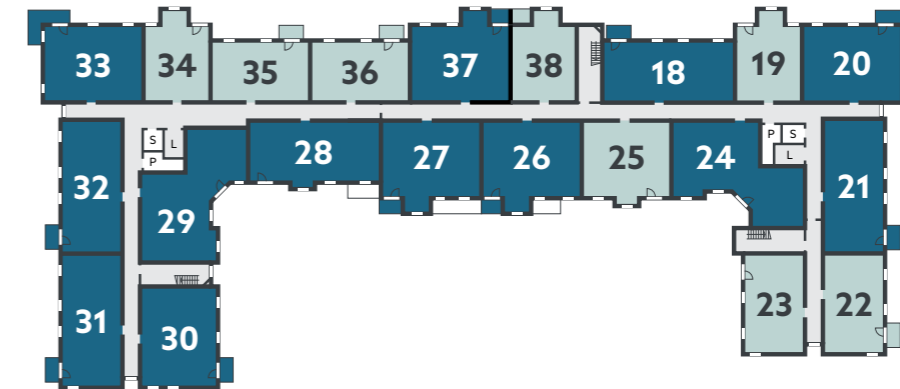
\*Through our Smooth Move and Part Exchange services. Please ask your Sales Consultant for more details  
~Ts&Cs apply. Subject to availability. See [www.mccarthystone.co.uk/shared-ownership](http://www.mccarthystone.co.uk/shared-ownership) for more information.

# Wheatley Place

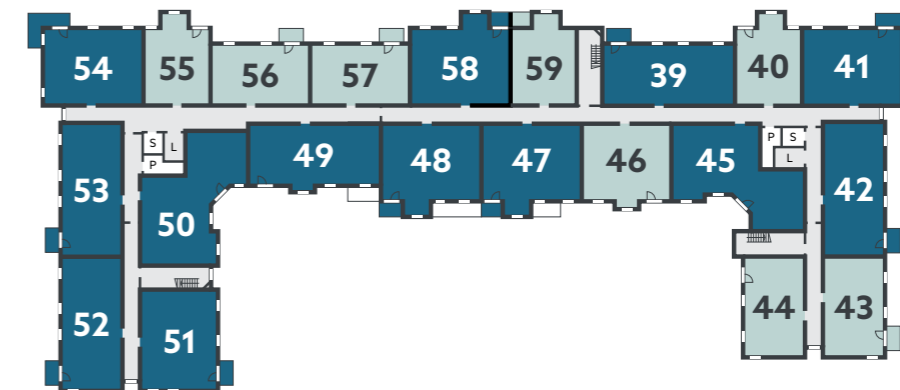
## Ground Floor



## First Floor



## Second Floor



## Third Floor



- 1 bedroom apartment
- 2 bedroom apartment

- |                                 |                           |
|---------------------------------|---------------------------|
| E - Entrance Foyer              | O - Office                |
| GR - Games Room                 | P - Plant Room            |
| GS - Guest Suite                | PD - Private Dining Room  |
| GYS - Gym & Yoga Studio         | R - Reception             |
| K - Kitchen                     | RS - Refuse & Recycling   |
| L - Lift                        | S - Store                 |
| LA - Laundry Room               | SD - Staff Day Room       |
| MSC - Mobility Scooter Charging | WS - Wellness Suite & Spa |

Apartments are available to buy or rent. For the latest availability and prices, please ask your Sales Consultant or visit [mccarthyStone.co.uk/wheatley-place](http://mccarthyStone.co.uk/wheatley-place)

# Your new home

## in detail

### General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to some properties
- ▶ Walk-in wardrobes or fitted wardrobes to all master bedrooms
- ▶ Telephone and television point in living room and bedroom(s)
- ▶ Sky connection point in living room\*
- ▶ NHBC 10-year warranty

### Kitchen

- ▶ Fitted kitchen with integrated appliances
- ▶ Stainless steel cooker hood and glass splashback
- ▶ Sink with lever mixer tap
- ▶ Lever mixer taps
- ▶ Electric-opening window

### Heating and finishes

- ▶ Electric radiators
- ▶ Neutral décor
- ▶ Oak veneered doors
- ▶ Chrome door furniture and fittings

### Shower room

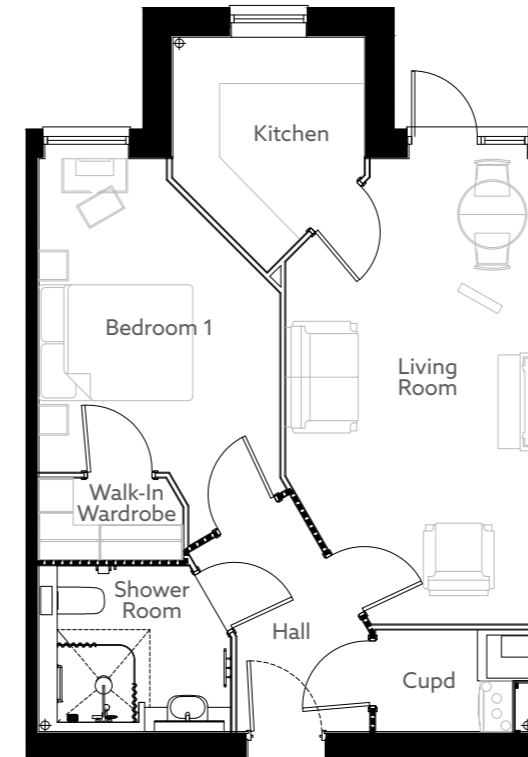
- ▶ Fitted shower room with slip-resistant flooring
- ▶ White sanitary ware with high quality fittings
- ▶ Additional WC in selected two bedroom apartments
- ▶ Fitted mirror
- ▶ Heated towel rail

### Safety and security

- ▶ Door camera entry system which is linked to the TV
- ▶ 24-hour emergency call system
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

## Typical apartment layouts

Approximate room sizes



### ◀ One Bedroom

Living Room  
6031mm x 3214mm / 19'9" x 10'6"

Kitchen  
2486mm x 2082mm / 8'2" x 6'10"

Bedroom 1  
4062mm x 3129mm / 13'4" x 10'3"

Shower Room  
2494mm x 2149mm / 8'2" x 7'1"

### Two Bedroom ▶

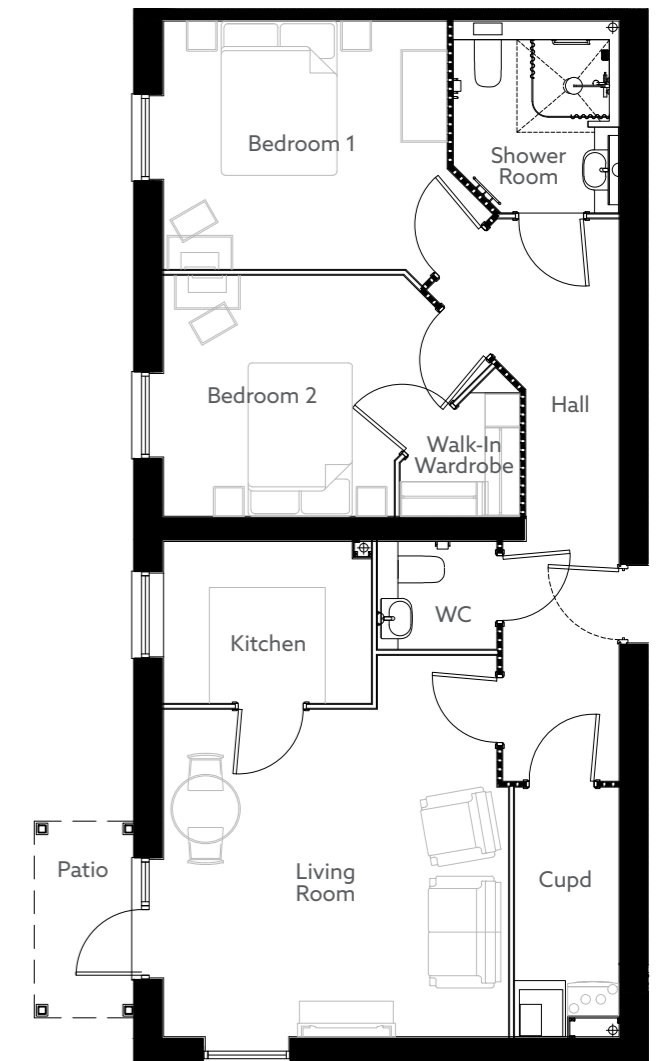
Living Room  
4475mm x 4243mm / 14'8" x 13'11"

Kitchen  
2699mm x 2099mm / 8'10" x 6'11"

Bedroom 1  
3680mm x 3220mm / 12'1" x 10'7"

Bedroom 2  
3124mm x 2994mm / 10'3" x 9'10"

Shower Room  
2489mm x 2144mm / 8'2" x 7'0"



## The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Wheatley Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

### Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

At Wheatley Place, the service charge also covers the bistro's running costs, the 24/7 team and an hour of light domestic assistance per week.

More information on this can be found in the service charge section on Wheatley Place's web page.

### Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for the benefit of everyone.

**When you're ready to find out more, we will happily explain these charges in more detail.**



## Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit [mccarthystone.co.uk/wheatley-place](https://mccarthystone.co.uk/wheatley-place) to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"There are a whole host of reasons that make living here a dream come true, but what stands out for me, is the friendly on-site support. The team are incredibly helpful and always go above and beyond to check in with me. They also offer tailored care packages to suit individual needs, which has given my family and I great peace of mind."

*McCarthy Stone Homeowner*

## A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

June 2026

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



Rated Excellent



Homes  
England



To find out more, scan the QR code  
call 0800 201 4106  
or visit [mccarthystone.co.uk/wheatley-place](https://mccarthystone.co.uk/wheatley-place)

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