



Highbury Lodge, Kings Heath, B14 7LS

From **£257,950**

Highbury Lodge – Retirement Living for Over 60s

Highbury Lodge offers modern, secure, and low-maintenance retirement living in the heart of Kings Heath, with the bustling high street just steps from your door. Designed for comfort and independence, the development provides a warm welcome from dedicated staff and a beautifully furnished residents' lounge, creating a friendly and supportive community atmosphere. Homes at Highbury Lodge are thoughtfully designed with contemporary fittings, energy-efficient features, and enhanced safety systems, offering peace of mind as well as convenience. With attractive communal areas, well-maintained grounds, and easy access to local shops, cafés, and transport links, it's an ideal setting for relaxed, enjoyable later living. Contact us today to arrange a viewing of these beautiful homes.

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

Property Type: Retirement

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Kitchen

- Integrated electric waist-height oven
- Ceramic hob
- Integral upright fridge and frost-free freezer
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring and ceramic wall tiling
- Plumbing provisions for a dishwasher

Interior

- Double-glazed windows with safety locks
- Walk-in wardrobe plus fitted mirror wardrobes
- Illuminated light switches
- SkyQ enabled
- TV & telephone points in living room and bedroom
- Energy-efficient low-carbon heating system
- Glass-panelled connecting door between kitchen and living room
- Hallway storage cupboard

Shower Room

- Contemporary white sanitaryware with chrome fittings
- Easy-turn mixer taps
- Heated chrome towel rail
- Under-sink vanity storage
- Mirrored wall cabinet
- Low-level shower tray with thermostatic shower
- Slip-resistant flooring and ceramic wall tiling

External & Communal Facilities

- Free residents' parking - first come first serve
- Attractive landscaped grounds
- Lodge Manager overseeing day-to-day running
- Owners' lounge and coffee bar with communal Wi-Fi
- Lift access to all floors
- Guest suite for visitors with shower room
- Online grocery ordering service via Lodge Manager
- Refuse room
- Secure main-entrance entry system
- Cycle and buggy storage
- Fully maintained external areas
- Electric vehicle charging points

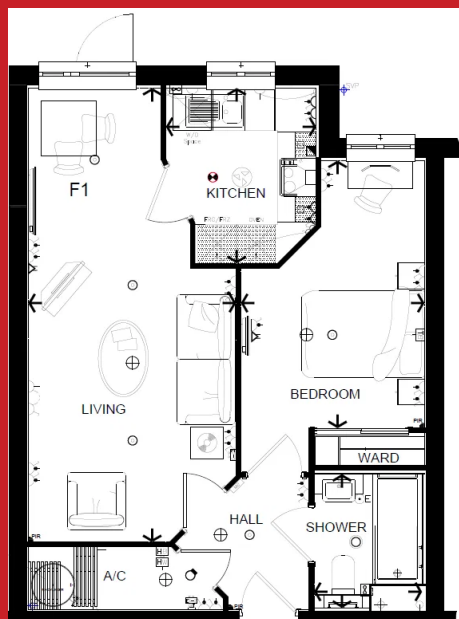
Room Measurements:

Kitchen 2.38m x 2.47m (7.8'0" x 8.11'0")
Living Room 3.23m x 7.04m (10.6'0" x 23.1'0")
Shower Room 1.71m x 1.86m (5.6'0" x 6.11'0")
Bedroom 2.87m x 4.18m (9.4'0" x 13.7'0")





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		
(69-80) C	75	75
(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 	