

Woolmans Lodge

Solihull Road | Shirley



Home is at the heart of a happy retirement

Churchill
Retirement Living 

Home is at the heart of a fulfilling retirement

Churchill Retirement Living are award winning specialists in the development of purpose built apartments for those looking for an independent, active, safe and secure lifestyle in their retirement.



Typical apartment lounge



Clinton J. McCarthy
Managing Director

Spencer J. McCarthy
Chairman and Chief
Executive Officer

"At Churchill Retirement Living, we continually strive to be your retirement housebuilder of choice for an independent, secure and fulfilling lifestyle.

We hope this introduction to Churchill Retirement Living is of interest to you.

We look forward to keeping you informed of progress on Woolmans Lodge and hope to meet you soon."

If you're young at heart and are looking forward to exploring what retirement living has to offer - look no further than Churchill.

For more information call us on

0121 745 3305

or visit

churchillretirement.co.uk

Home is at the heart of an independent lifestyle

We provide you with an independent lifestyle and all the time you need to enjoy your freedom to the full in your retirement years with peace of mind, comfort and security.



Each apartment is completely self-contained with its own front door, providing you with privacy and peace and quiet when you want it. When you fancy some company you'll find the Owners' Lounge a popular and relaxed meeting place.

Our Lodges are conveniently located for the shops, services and local amenities. You can enjoy outings, visits and holidays, knowing that your home is safe and secure.

To ensure you have the time to enjoy your new lifestyle, all communal maintenance and upkeep of the development is taken care of. All those irritating, time

consuming jobs like window cleaning – and even the gardening – are now someone else's problem. You can just relax.

The safety and security features in your apartment, along with all the maintenance, running costs and upkeep of the communal areas, including the lift, are covered by a management charge every 6 months, so you can budget with confidence.

Your free time is yours to enjoy and spend as you wish, with friends, neighbours, family or just by yourself.

The value of a happy, fulfilling retirement

The value of a Churchill apartment is more than simply financial. Our retirement developments are designed to provide the best lifestyle choice for an independent, safe, secure and fulfilled retirement.

All Churchill developments are managed through Millstream Management Services. We are fully committed to the long term quality, maintenance and success of all our properties, and to maintaining the lifestyle benefits our Owners enjoy.

These are benefits that you simply can't get from other types of accommodation alongside the security and peace of mind this brings to many.

We also pride ourselves on creating a friendly community with regular social activities with like minded neighbours. You can be involved in as much or as little as you like.

A dedicated Lodge Manager will look after the development, be on hand to sort out any problems and relieve any worries you might have.



“Brindley Lodge immediately struck us as modern, clean and new, and the helpful sales staff and Lodge Manager were all so warm and welcoming that we soon knew this was the place for us.”

Les and Anne Roberts, Brindley Lodge, Sale

An ideal location, close to all you need

Located in the heart of Shirley, Woolmans Lodge is a stunning development of 49 one and two bedroom apartments.

Conveniently situated between Stratford upon Avon and Birmingham, Shirley has become a much sought after suburb of nearby Solihull.

Shirley's main High Street is just a minute's flat walk from Woolmans Lodge, leading directly into the centre of 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 within walking distance of the development. These include Italian, Japanese, Thai, Indian, and Caribbean restaurants as well as more traditional offerings such as steak houses and fish and chip shops.

Local amenities include a library, post office, chemists, doctors, opticians and hairdressers.

Within easy walking distance, there is a large Morrisons supermarket and a large Sainsbury's supermarket; a Marks and Spencer Food Hall is a short five minute drive away at Solihull Gate Retail Park.

Woolmans Lodge is well placed for days out to Birmingham, Stratford upon Avon and shopping at Solihull's Touchwood Shopping Centre. For things to do closer to home Shirley has a beautiful park, woodland at Billswood and Palmers Rough as well as the delightful Stratford upon Avon canal providing ample opportunities for strolls along the tow path. The Shirley Golf Club is very popular and is just a short drive from the development.

Excellent road and rail links makes journeys easy being located close to junction 4 of the M42 motorway. Shirley is well served by public transport including rail links to Stratford upon Avon and Birmingham. Multiple bus routes are available the length of the High Street as well having a bus stop conveniently located directly outside Woolmans Lodge.

For trips further afield, Birmingham Airport and International Railway Station are a short drive away.







Shirley Park








Local amenities within easy reach of Woolmans Lodge



Medical

-  Dentist
-  Opticians
-  Doctors
-  Pharmacy

Leisure

-  Bus Stop
-  Train Station
-  Café
-  Travel Agents
-  Eateries

Shopping

-  Bank
-  Post Office
-  Barbers
-  Supermarket
-  Convenience Store
-  Solihull Gate Retail Park
-  Hairdressers



Stratford Road, Shirley

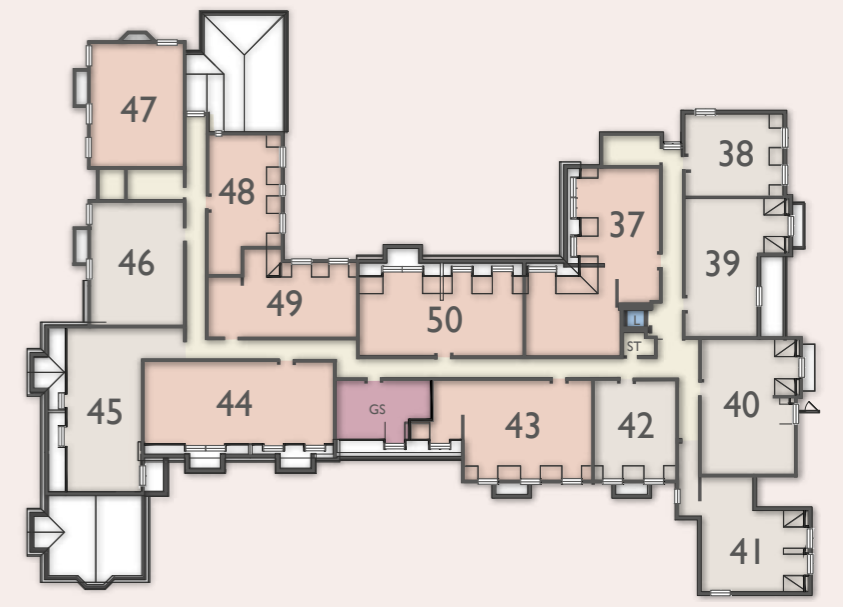
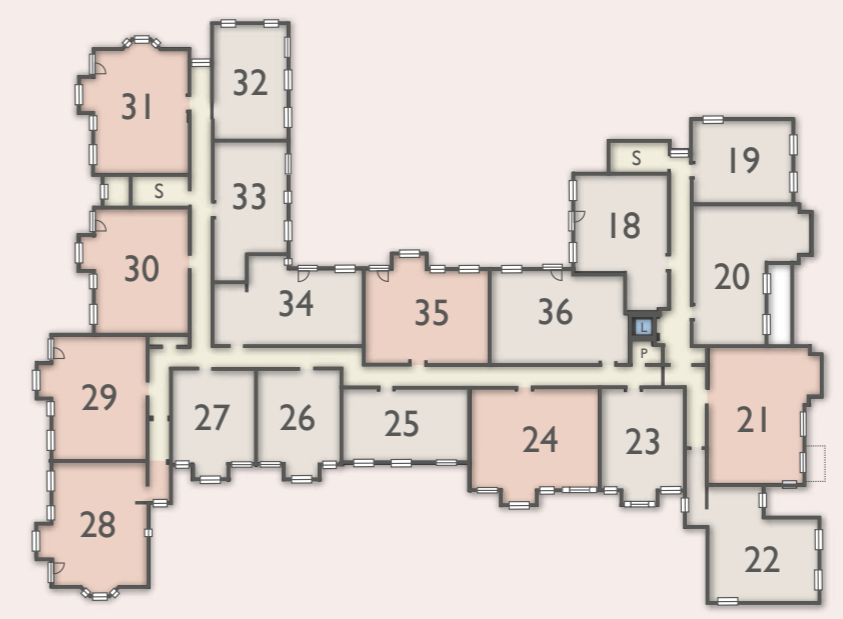


Stratford Road, Shirley

The development and facilities at Woolmans Lodge



- | | | |
|--|-----------------------|---------------------------|
| Reception | B Buggy Store | R Reception |
| Lift | CB Coffee Bar | RE Refuse Store |
| Owners' Lounge | E Entrance | S Stairs |
| Guest Suite | GS Guest Suite | ST Store |
| Communal Areas | L Lift | WC Communal Toilet |
| One Bedroom Apartment | O Office | |
| Two Bedroom Apartment | P Plant Room | |



Your perfect apartment

There is a choice of one and two bedroom apartments which may vary slightly when it comes to dimensions and position of rooms. The plans below are examples of the typical layout of our apartments, showing how the living spaces are carefully designed for comfort, safety, maximum light and flexible space.



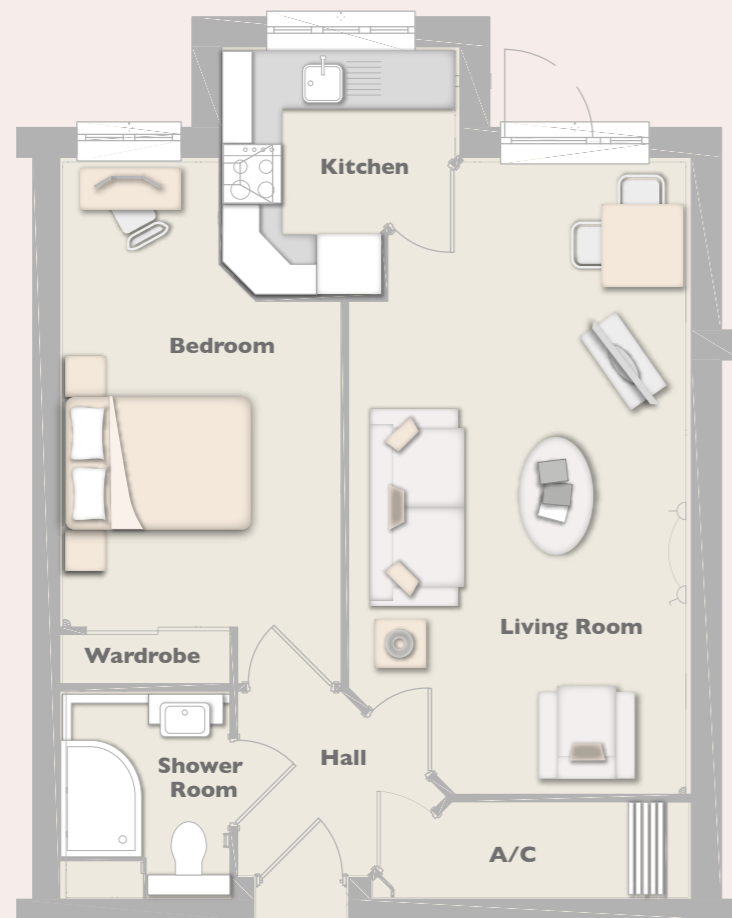
Typical shower room



Typical bedroom

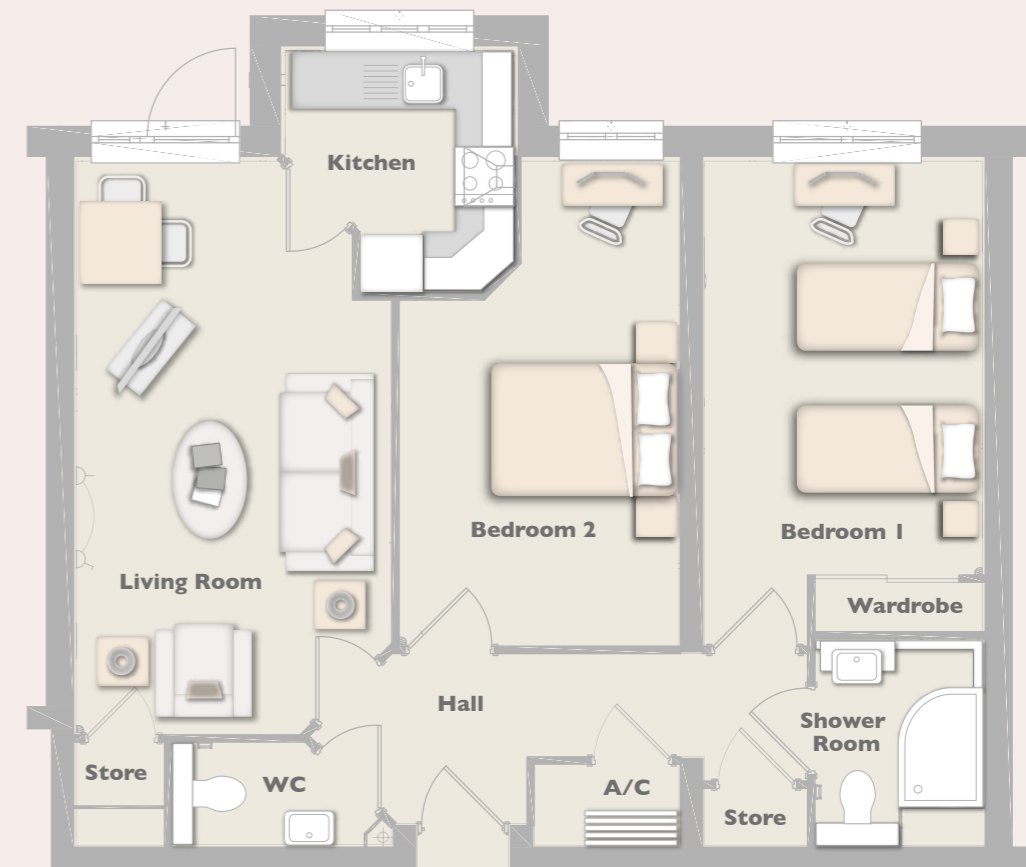
Typical one bedroom apartment layout

Kitchen	8'1" x 7'8"	2465mm x 2325mm	Shower Room	6'11" x 5'6"	2100mm x 1665mm
Living Room	11'3" x 21'1"	3430mm x 6430mm	Bedroom	9'3" x 15'6"	2830mm x 4730mm



Typical two bedroom apartment layout

Kitchen	7'8" x 8'1"	2325mm x 2465mm	Bedroom One	9'3" x 16'2"	2825mm x 4935mm
Living Room	10'6" x 19'2"	3205mm x 5835mm	Bedroom Two	9'4" x 16'2"	2845mm x 4935mm
Shower Room	5'6" x 6'10"	1665mm x 2090mm			



Cloakrooms available in selected two bedroom apartments. All dimensions are maximum room size.

Home is at the heart of a sociable, well located retirement

From talking to our Owners, we know what we build is equally as important as where we build.



Computer generated illustration of Woolmans Lodge



Typical gardens



Typical Guest Suite

We always make sure our developments are well located for the local shops or town centre and essential amenities, including local transport. In addition, each development is individually designed to blend comfortably with neighbouring properties, and be a place you'll be proud to live in.

The beautifully furnished Owners' Lounge is a popular feature in our developments and provides the perfect venue for entertaining, participating in activities organised by your Lodge Manager or just relaxing with a book. Whether you want privacy or companionship, the choice is yours at a Churchill Retirement Living development.

Our dedicated Lifestyle & Events Manager co-ordinates a regular programme of fun and social events in all our developments throughout the year.

These can include anything from cheese and wine tasting, fashion shows, cocktail mixology classes, tea dances, tribute acts, and more. Many developments also run group fitness classes for everything from Zumba to yoga.

Our Summer Garden Parties, Macmillan Coffee Mornings and Winter Warming Mornings run at regular intervals throughout the year, and many of our developments celebrate national events and royal celebrations.

Owners can also organise their own group activities, and our developments up and down the country have a range of gardening clubs, jigsaw, knitting, bridge, chess and indoor bowls clubs to name just a few.

“When my friends come to visit they often comment on what a lovely atmosphere we have in the Owners' Lounge, where there is always a warm and friendly welcome for anyone new. It's nice to know there's company there when we want it, and you'll be sure to find somebody having a coffee.”

Dennis Pratt, Hawthorn Lodge, Farnham



Home is at the heart of a safe and secure retirement

At all of our Lodges, we aim to provide you with complete peace of mind, so you can relax and enjoy your new lifestyle.

You will often meet up with your neighbours in a Churchill development; there is a great sense of community which encourages friendships and social activity as well as being a huge reassurance at all times.

A 24 hour call alarm system is also provided via a discreet personal pendant which connects to a modern digital call alarm system found in your hallway. In an emergency this system provides direct contact to either your Lodge Manager, when on duty, or a member of the support team, 24 hours a day, 365 days a year. This digital system also provides you with video (audio only if preferred) calls to help you keep in touch with your neighbours.

Video door entry is also provided through the call system allowing you to view a visitor on the large display screen before letting them in at the main entrance.

An intruder alarm is fitted to the front door of every apartment and in ground floor apartments sensors are also fitted throughout.

Sophisticated fire and smoke detection systems are fitted in all apartments and throughout the communal areas. Both the intruder and fire alarm systems are connected to the digital call alarm system.

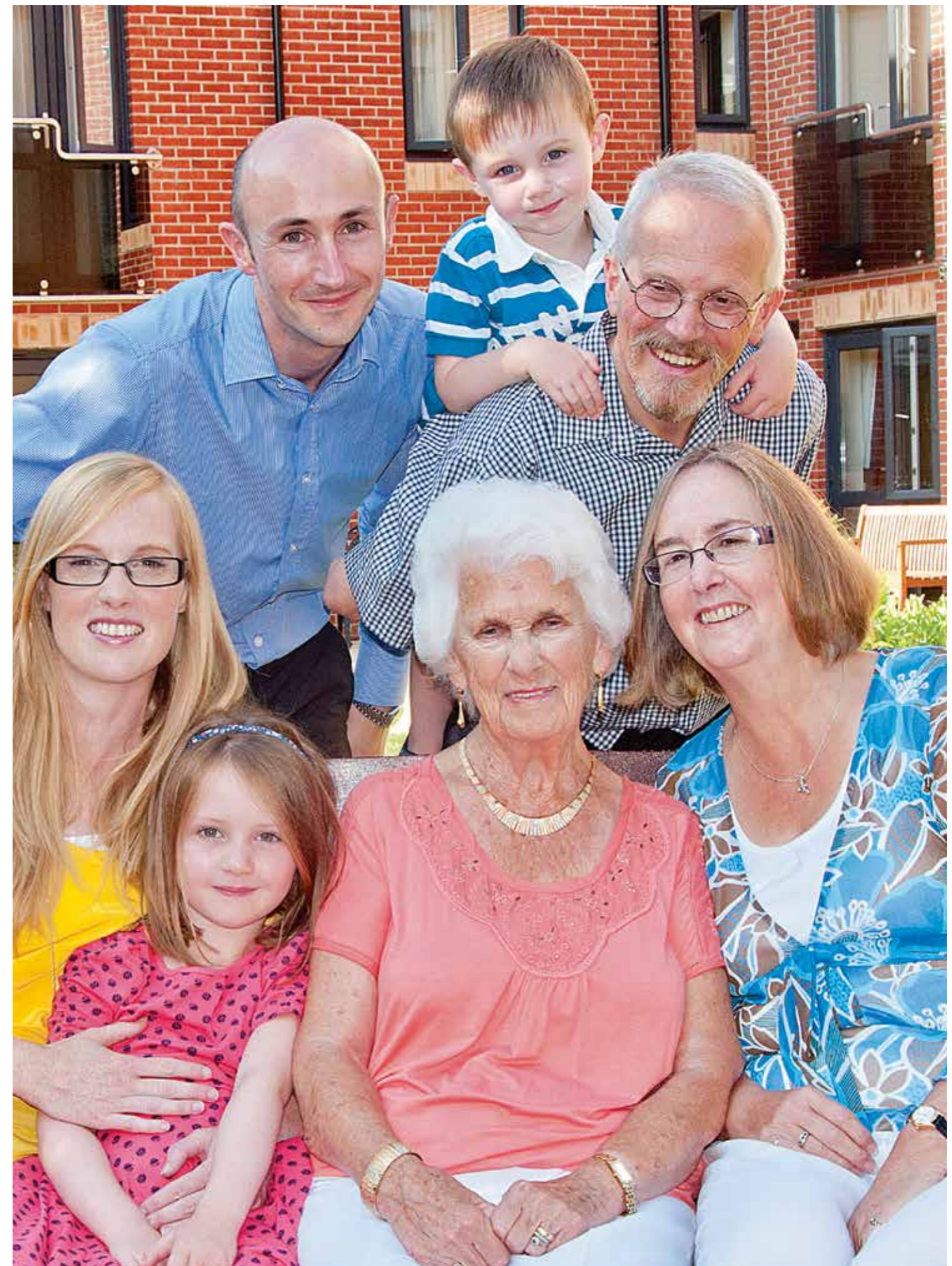
Finally, and most importantly there is the Lodge Manager, who is responsible for the effective and smooth running of the development. We hope you will come to see him or her as a neighbour you may call upon. You'll find them a great help, from answering day to day queries, to keeping an eye on your apartment if you go away.

All the above security features are included in your management charge, so they are always in place, providing you with peace of mind for a safe and secure retirement in your new apartment.



"I've treated myself to brand new furniture for my apartment, and it's a wonderful new home. Even better, I don't have to worry about planning for the future anymore, I'm here to stay and enjoy my retirement years."

Sue Hanmore, Greenacres Lodge, Warlingham



Home is at the heart of a comfortable, convenient retirement

Our developments have been carefully designed to make life easier, leaving you free to enjoy your retirement.

There are two big differences between Churchill Retirement Living and the other retirement options. First of all, everything in your Churchill apartment is brand new – never been used – with guarantees – and, secondly, because it is your own private apartment, it can be personalised to your taste – just how you like it. Just think of it as a brand new start!

We have taken care of the essential specifications. There's a winning combination of design and functionality in both the kitchen and shower room. Tiled and colour co-ordinated, they are specifically designed to be pleasing to the eye.

Kitchens are modern with colour co-ordinated worktops including built-in washer/dryer, fridge and freezer. The oven is located at just the right height to save you bending down and there's a separate ceramic hob and extractor hood. All apartments have a shower room with WC, with selected two bedroom apartments also having a separate cloakroom.

All heating and hot water, including each individual apartment in this development is provided by a ground source heat pump system. The system harnesses ambient energy within the underlying ground and converts it in a very efficient way. These systems are able to produce more energy than they consume and provide lower running costs for heating and hot water. Owners will benefit by having full control of their heating via thermostats and programmers whilst always having domestic hot water 'on tap'. All this without having the worry of an individual boiler and its associated costs.

All apartments are inspected by our Customer Services Department to ensure they are handed over with a first class standard of finish and quality.

Please check with the Sales Executives for details and specification of your chosen apartment.

Finally, as a thank you, all Owners of a Churchill apartment will receive a Reward Card, offering exclusive discounts from a number of national brands across the UK as well as local businesses in the area.



Typical Owners' Lounge



Typical apartment lounge



Typical apartment kitchen

Safety and Security

- Secure video door entry linked to your digital call alarm system
- 24-hour Careline support system provided via a digital call system
- Intruder alarms to all apartments
- Mains connected smoke detector

Shower Room

- Thermostatic shower
- Fitted mirrored wall unit with shaver socket
- Mixer taps
- Heated towel rail
- Extractor fan
- Slip resistant flooring

Kitchen

- Fitted kitchen with integral fridge and frost free freezer
- Brushed stainless steel, waist height oven
- Brushed stainless steel chimney hood
- Ceramic hob
- Stainless steel sink with mixer taps
- Zanussi Washer/Dryer
- Slip resistant flooring

Heating and Finishes

- Energy efficient and economical low carbon heating
- Heating insulation to NHBC standards
- Walls painted in gardenia emulsion
- Ceramic wall tiling to kitchen and shower room

General

- Age exclusive development
- Lift to all floors
- Landscaped gardens
- Car park
- Proximity fob door entry system to the main entrance of the development
- Lodge Manager
- Fully furnished Owners' Lounge
- Fully furnished Guest Suite
- Refuse room
- Double glazing throughout
- Telephone and television points in living room and main bedroom
- Fitted mirrored wardrobes to main bedroom
- Illuminated light switches
- Home internet shopping service*
- Constructed to NHBC standards with 10 year home warranty

*Online shopping for groceries is available through your Lodge Manager.

A well-managed community is at the heart of your retirement

It is our policy to be completely transparent when it comes to costs. Nothing is hidden, there are no surprises, you will know exactly how much to budget for.

The actual monthly costs vary depending on the location and the type of apartment you choose, but at any time, our Sales Executives will be able to give you an accurate figure for the specific home you are considering.

If you add up what it costs to live in your current home every month, that will give you a useful comparison when considering a move to Churchill Retirement Living. Your Sales Executives will be happy to help you with this.

As with any other leasehold property, the Management Charge includes ground rent, plus a service charge, which includes all exterior maintenance, redecoration, and upkeep of communal areas (hallways, lifts, stairs, paths, driveways etc.).

The Management Charge also includes many things you would have to pay for anyway: hot water in your own apartment, general heating, water and sewerage charges, buildings insurance and extras like window cleaning and garden maintenance. And it includes many of the things you would expect to pay extra for: the services of the full-time Lodge Manager, 24 hour Careline Monitoring, the furnishing, heating and cleaning of the Owners' Lounge, and more.

The Management Charge is competitive and there should not be any unexpected bills. Churchill also does not charge a transfer (exit) fee if you sell or sublet your property.

Accurate figures for individual apartments are supplied on a separate sheet, together with details of how the money is spent. Please ask for details.

Millstream Management Services

Millstream Management Services Ltd is an independent company, owned by Churchill Retirement Living. They oversee the smooth and efficient running of our developments, ensuring the building, communal areas and landscaped gardens are maintained to a high standard for many years to come.

They collect the Management Charge six-monthly, carefully select the Lodge Managers and administer the Lodge outgoings. A full breakdown of these costs is available on request at any time.

You will find full details and further information about Millstream Management Ltd on a separate leaflet, or on their website: millstreammanagement.co.uk.

Notes

Please use this area to prepare any questions you may have prior to your visit.

Horizontal lines for writing notes.



Woolmans Lodge

72-74 Solihull Road, Shirley, Solihull B90 3HL

Please contact us on

0121 745 3305

churchillretirement.co.uk

**The Retirement Housebuilder of Choice
for an Independent, Secure and Fulfilling Lifestyle**

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Tel: **0800 783 7661** Email: **enquiries@churchillretirement.co.uk**

The specification covering fittings in apartments and communal areas may vary. Please ensure you check full details of these items at the development you are interested in. Purchasers are advised that all furniture, fixtures and fittings used in this brochure are for visual representation only and do not depict the actual finish of any individual apartment or development. Although every effort has been made to ensure accuracy, dimensions quoted are maximum room sizes, for general guidance only, and are subject to final measurement on completion of the actual apartment and development. They should not be used for estimating carpet sizes. Developments may be subject to variation in appearance. Gardens on the computer generated imagery may indicate several years' growth. Computer generated images are not to scale and are subject to change. The landscaping, trees, shrubs and gardens shown are illustrative only and may alter during construction. This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any misstatement contained herein. The Company also reserves the right to alter specification without notice. Age restrictions apply on all our retirement developments. Pictures used throughout this brochure are a selection of typical internal and external images of Churchill Retirement Living developments. Local amenities shown are correct at the time of going to print. As with any property, the value can go up or down and is influenced by a wide variety of factors. External influences such as current market conditions, inflationary trends and the number of comparable properties available, combined with the age and condition of the property all affect its resale potential.

19/02/18

Churchill
Retirement Living 