

The Shires, Wake Green Rd, Moseley, Birmingham

B13 9PQ

£285,000

The Shires, Apartment 38, 218 Wake Green Rd, Birmingham, West Midlands, B13 9PQ

£295,663

Council Tax Band: C

Tenure: Leasehold

Property Type: Apartment

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

Discover this beautifully presented two-bedroom apartment within The Shires, an exclusive retirement development for the over 55s in the heart of Moseley. The apartment offers spacious accommodation including a generous open plan living area & modern kitchen, 1 double bedroom, 1 single bedroom and contemporary wet room. Residents benefit from outstanding on-site facilities, including a bistro and bar, residents' lounge, wellbeing suite, hair salon, landscaped gardens, guest suite and a vibrant programme of social activities. The development also offers a video intercom entry system, CCTV, a 24-hour emergency call system, optional daily wellbeing checks, resident parking (first come, first served) and EV charging points. Ideally located on Wake Green Road, The Shires is within easy reach of Moseley's popular cafés, shops and restaurants, with excellent transport links into Birmingham city centre. Early viewing is highly recommended.

- Beautiful 2 bedroom retirement apartment
- Luxury retirement development for over 55's
- Guest suite for visiting family and friends
- Landscaped communal gardens and allotments
- Free parking with EV charging points
- Residents Lounge
- Wheelchair accessible building
- Prime Moseley location close to local amenities and transport links
- 24-hour emergency call system and video intercom
- Excellent on-site facilities including bistro, lounge and wellbeing suite





Exclusively designed for the over 55s, The Shires is an exceptional retirement development, combining luxury, independence and a welcoming community in the heart of the ever-popular Moseley.

Set within beautifully landscaped communal gardens, this purpose-built development offers stylish one and two-bedroom apartments finished to a high specification. Residents benefit from the reassurance of a safe and secure environment, with flexible support services available should needs change, enabling independent living with complete peace of mind.

The Shires boasts an outstanding range of facilities designed to enhance everyday life, including a welcoming bistro and bar, residents' lounge, library, village hall, craft room, wellbeing suite, hair and beauty salon, landscaped gardens with allotments, and a guest suite for visiting family and friends. A varied calendar of social events and activities encourages a vibrant community atmosphere, while optional housekeeping, laundry and care services are available for added convenience.

Perfectly positioned on Wake Green Road, the development is just a short distance from Moseley's popular independent cafés, restaurants, boutiques and everyday amenities, with excellent transport links providing easy access to Birmingham city centre and the surrounding areas.

This beautifully presented two-bedroom apartment offers spacious and thoughtfully designed accommodation, finished to an excellent standard throughout. The apartment features a generous open plan living space & a well-appointed kitchen area, two comfortable bedrooms and a contemporary wet room, creating a practical yet luxurious home.







Security and peace of mind are central to life at The Shires. The apartment benefits from a video intercom entry system, while CCTV operates throughout the development. Every apartment is equipped with a 24-hour monitored emergency call system, and residents also have the option of a daily wellbeing check for additional reassurance.

Further benefits include ample resident and visitor parking, available on a first-come, first-served basis, EV charging points, and a well-appointed guest suite, allowing family and friends to stay comfortably when visiting.

Offering an outstanding combination of privacy, security, first-class facilities and an active community, The Shires presents a wonderful opportunity to enjoy retirement living in one of Birmingham's most desirable locations.

Contact us today to arrange your viewing and discover everything this exceptional development has to offer.

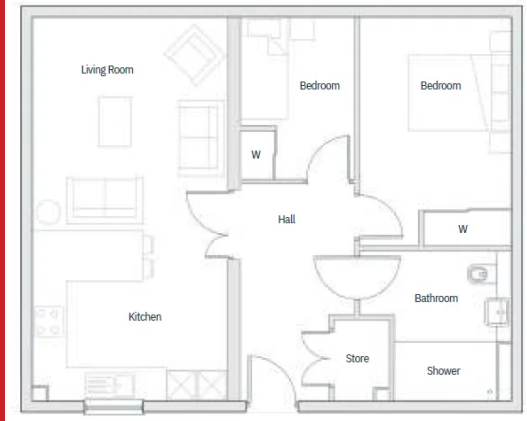




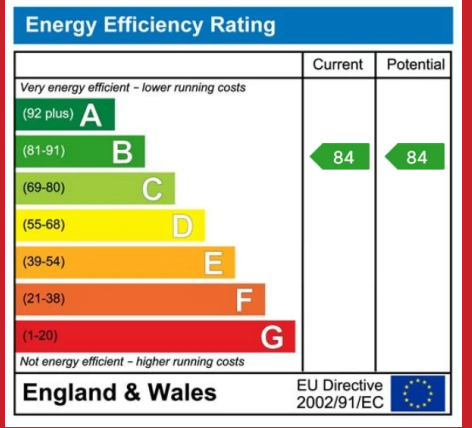







Living Room
Bedroom
Bedroom
W
Hall
W
Bathroom
Kitchen
Store
Shower




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
84
England & Wales
EU Directive 2002/91/EC



New Homes

316 Stratford Road, Shirley, B90 3DN

0121 744 4144 opt 3

newhomes@smart-homes.co.uk

https://smart-homes.co.uk/land-new-homes/