

SOLIHULL VILLAGE

The ExtraCare Charitable Trust



Choose a
better quality
of retirement

The
ExtraCare
Charitable Trust

Luxury living for the over 55s

Solihull Village will give you a completely new outlook on retirement. Exclusively for over 55s, these beautifully-finished spacious apartments offer all the home comforts you could ever need, with a choice of social and leisure activities to enjoy right on your doorstep.

Choose a better quality of retirement.

“I couldn’t wish
for a better place
to live.”





Opens spring 2021

Choose Solihull Village

Situated on the former Powergen site, Solihull Village is on the corner of Stratford Road and Haslucks Green Road. It is surrounded by great amenities – shops, leisure facilities, restaurants and bars. Solihull Town Centre is only a 15-minute bus ride away, with plenty of big-name stores such as House of Fraser, John Lewis and the award-winning Touchwood Shopping Centre. The town also boasts plenty of great bars and restaurants, as well as a theatre and cinema.

The village itself is just across the road from the Parkgate shopping centre, and also nearby is the NEC, Resorts World and the National Motorbike Museum. If you prefer the great outdoors, then Solihull has an astounding 1,500 acres of green space, including 15 Green Flag Award parks. The village is around 10 minutes from the M42 and an easy bus ride away from central Birmingham.





**“It is amazing here.
You have to see it
to believe it.”**

An incredible range of facilities right on your doorstep

Residents can enjoy access to the village's exceptional facilities and activities.

You choose your own pace of life, whether that's relaxing in the beautiful shared spaces or taking part in the activities on offer each week. Take time out to look after yourself, try something new, develop your hobbies or share the skills you have already through volunteering – the options are endless.

Catch up with friends in the café bistro or pop into the onsite beauty salon for some pampering. Indulge your intellectual curiosities in the library, or if the mood takes you, drop into the well-equipped gym with its own fully qualified fitness instructor. The onsite village hall is the hub of the village and hosts dances, parties and other social events.

There is a dedicated games area, arts and crafts room, rooftop garden and greenhouse for residents to enjoy. You will never be far from a great choice of things to do.



A typical village bistro





A typical village hairdressers

**“Since moving here,
I’ve not looked back.
This is the future.”**

Care and support tailored to to your needs

It is reassuring to know that ExtraCare's care team is onsite 24 hours a day and can provide you with emergency assistance, should you ever need it. If you require support to help you enjoy the independence of your new home, ExtraCare can tailor a package of care to suit your needs. This can be delivered in the comfort of your home by the dedicated team of experts that are trained and managed by ExtraCare. Plus, there is a Well-being Centre run by a Well-being Advisor – a qualified nurse who will offer health information, screenings and advice about leading a healthy lifestyle. They can advise on everything from managing illnesses such as diabetes and asthma to sleep advice and staying safe in your own home.



“I feel part of a caring
and supportive
community.”





Light and spacious apartments

Solihull Village has 261 homes, all of which are designed to be fully accessible for wheelchair users. The generous apartments provide comfort with central heating and double glazing. Each has its own front door, leading to a bright hallway, modern kitchen, living room, shower room and one or two bedrooms. The apartments are built to the highest standards, with great sized rooms and generous private patio or balcony areas.



A typical apartment kitchen

All apartment living rooms have connection points for both satellite and terrestrial TV, radio, phone and broadband.

The stylish kitchens include high quality units, a fitted electric oven and hob, and most have a fridge/freezer, plumbing for a dishwasher and built-in washer-dryer. Plus, the sleek shower rooms are equipped with slip resistant, self-draining floors and are easily accessible to wheelchair users.

Homes are designed for ease and comfort, allowing you to remain independent in your retirement years. They include features such as easy-to-reach switches and fittings and emergency lights in the event of power failure.

For your safety and security, apartments are protected by several safety features, including the village's closed-circuit security cameras, and an emergency call system connecting you to staff 24 hours a day in the case of an emergency.

**“Moving here was
the best decision
I’ve ever made.”**

Inside our homes

Typical one bed apartment

One bed apartments range from 55–78m²



The information in this brochure is set out as a general outline for guidance only. The information does not in any way form part of a contract or warranty. Any furniture displayed in images is for guideline purposes only and will not be included in the apartments.

Typical two bed apartment

Two bed apartments range from 67–98m²



Property specifications



Apartment kitchens

- Fully fitted Symphony Kitchen units with a range of door finishes and laminate worktops
- BOSCH washer-dryer
- BOSCH integrated cooking appliances including:
 - Fan oven
 - Ceramic hob
 - Extractor fan
 - Fridge-freezer
 - Plumbing for dishwasher
- LED lights under wall units
- Stainless steel sink with Bristan mixer tap
- Integrated waste bin
- Glass splashback behind hob
- Glazed porcelain floor tiles

Shower rooms

- Elegant Ideal white sanitary ware and Bristan fittings
- Full-height tiles to shower area part-tiled to remaining walls
- Level-access walk-in shower
- Anti-slip floor tiles
- Electric shaver point
- Bristan accessories
- Vanity unit with low level cupboards and doors

Heating, lighting and electrics

- Recessed down-lighting in kitchen, bathroom and hallway
- Pendant lighting in living room areas and bedrooms
- Brushed chrome sockets and switches
- Wiring for TV and Satellite signals to living room and bedrooms
- Continuous extract ventilation to kitchen and bathroom
- Telephone connection in living room and bedrooms
- USB charger points in living room, bedrooms and kitchen
- Low surface temperature radiators

Sustainability features

- All new homes will be highly energy efficient
- The external walls and roof have been designed to high thermal efficiency standards
- The properties benefit from an energy efficient continuous ventilation system
- LED low energy lighting

Internal features

- Panelled internal doors with brushed chrome ironmongery
- Profiled skirting boards and architraves finished in gloss paint
- Walls finished in matt emulsion paint
- Smooth, white-painted ceilings
- Patio doors leading to either balcony or patio area

Security and peace of mind

- Mains heat and smoke detectors with battery back-up
- 1 hour fire-rated front door
- Sprinkler system
- 24/7 emergency call system
- NHBC 10-year warranty

Please note:

Property specification was correct at time of going to print and may be subject to change. Rental property specification will differ. Please speak to your local Housing Officer for more information.

Solihull Village lifestyle



Whatever your interests, at Solihull Village there's always something going on for you to get excited about. Whether you're a fitness fanatic or a quiz master, we have a huge variety of activities available for you to get involved in.

Try any of the 50+ activities on offer each week including:

- Tai Chi
- Arts and crafts
- Gardening
- Relaxation and mindfulness
- Circuit training
- Coffee mornings
- Quiz nights
- Golf and snooker tournaments

The ExtraCare lifestyle revolves around staying active and independent in later life. Our superb range of facilities will help you do just that. Enjoy some quiet time with a book in our library. Pamper yourself in the beauty salon or do a spot of gardening in the greenhouse. Other facilities on offer include:

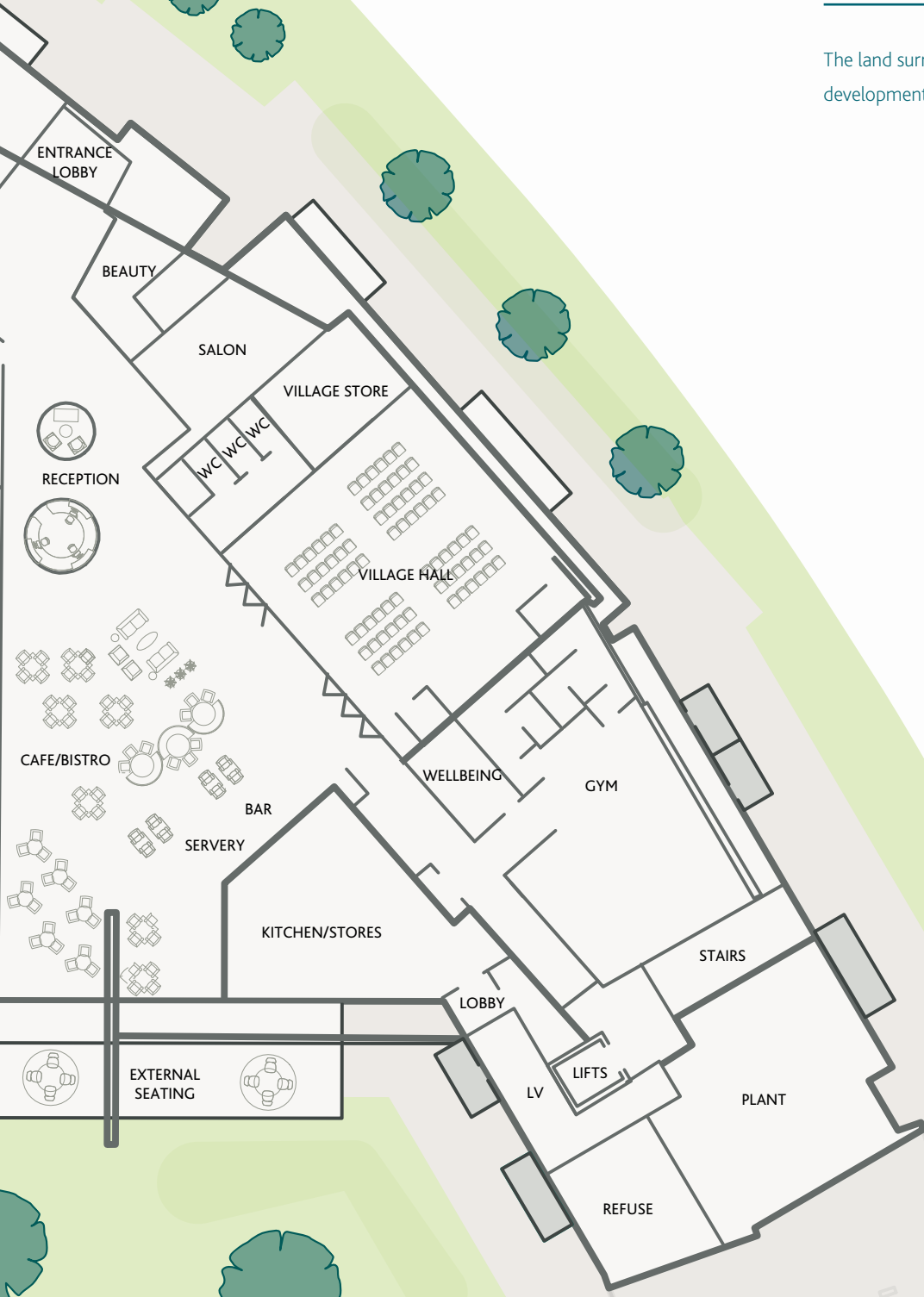
- Cafe bar and bistro
- Gym
- Village hall
- Hairdressers
- Art and crafts room
- Children's play area
- Hobby room
- Games room
- Well-being suite
- Guest suite room



Take a look around



The land surrounding the site might be used for building development by other organisations.



Ground floor

- 1 bed
- 2 bed



First floor

- 1 bed
- 2 bed
- 2 bed large



Second floor

- 1 bed
- 2 bed
- 2 bed large



Third floor

- 1 bed
- 2 bed
- 2 bed large



Fourth floor

- 1 bed
- 2 bed



Fifth floor

- 1 bed
- 2 bed



Sixth floor

- 1 bed
- 2 bed



Seventh floor

- 1 bed
- 2 bed



Eighth floor

■ 2 bed



Ninth floor

■ 2 bed



Tenth floor

■ 2 bed



Eleventh floor

■ 2 bed



Twelfth floor

■ 2 bed





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Better lives for older people

The ExtraCare Charitable Trust enables older people to enjoy healthier, happier and more independent futures by integrating their homes, care and lifestyle.

Did you know?

- We are a not-for-profit charity governed by a board of Trustees – experienced advisors in housing, care, business and finance who give their time and expertise voluntarily
- We actively support the future health and well-being of our residents through the work of around 60 ExtraCare Charity shops
- We have an active network of around 2,250 volunteers – their contribution is highly valued and is at the heart of our inspirational communities

www.extracare.org.uk





“My life hasn’t been the same since moving in!”



smarthomes


NEW HOMES

For sales enquiries please call

0121 744 4144 opt 3

newhomes@smart-homes.co.uk

If you'd like to find out more about Solihull Village and keep up with the latest news get in touch.

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 solihullvillage.co.uk

 facebook.com/solihullvillage

If you need a copy of this document in large format, in braille or on audio tape, please contact 024 7650 6011.

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