

Carlton Lodge Moseley Village

A prestigious development of
14 residential apartments
located in one of Birmingham's
most desirable suburbs.

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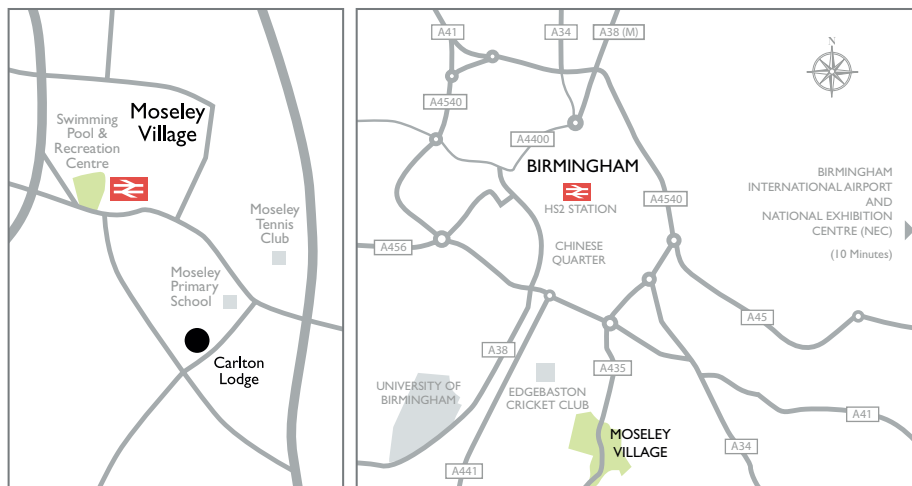
A prime location

Moseley Village is one of the most desirable suburbs of Birmingham, just 3 miles (5 kilometres) south of the city centre. It offers **high quality living and a popular, cosmopolitan area** for key city workers and young professionals alike. With excellent commuter links to the city centre and a diverse selection of cafés, bars and boutiques, this is one of Birmingham's most exclusive locations.

A direct train service to the city centre is **currently under construction and set to open in late 2023**, and potentially increasing the desirability and value of properties in the area.

Moseley village offers some of the area's most **picturesque parks and recreational areas** with a wide range of sports facilities on offer: golf, tennis, rugby and athletics clubs are all nearby. Schools are well catered for with many achieving Ofsted recommendations for their results.

The development itself is a on a quiet and leafy hilltop, just a short walk from the village. This is one of the **most sought after addresses in the area** and an ideal home for those seeking an escape from the bustle of the city.



Well connected

Birmingham is one of the **best connected cities in the UK**, and as a result is becoming one of the fastest growing investment regions.

In 2019, the economic output in the city increased by 3.6% and business start-ups increased by 27%.

Birmingham International Airport is less than 20 minutes away and offers direct **flights worldwide including China**.

The new high-speed rail venture opening in 2029 (HS2) will reduce rail travel time to the capital to just 49 minutes. As a result, many international businesses including **HSBC, PwC and Deutsche Bank** have chosen to locate their headquarters in the city.

Birmingham is also a vibrant educational hub with **five universities supporting a student population exceeding 65,000**.



Moseley B13 price growth in the last 5 years.



Oxford	60 miles
Manchester	80 miles
Heathrow Airport	100 miles
London	110 miles



The Property

Carlton Lodge has been converted into fourteen modern and spacious apartments. The exterior retains the original architecture which has been combined with modern features to ensure superb quality and durability.

Built to a high degree of specification and finish over 3 storeys, each of the 2 bedroom / 2 bathroom apartments boasts spacious, open-plan styling with a fully fitted, modern kitchen, brushed stainless steel ironmongery and vinyl hardwood style flooring.

A lift services the first and second floors of the building and a security system has been installed. Apartments all have their own keypad entry and intercom systems.

Outside, the property has a number of landscaped communal areas with allocated parking spaces for each apartment.



Carlton Lodge is delivered with an enviable attention to detail and a commitment to high-calibre specification.

In all apartments, the contemporary kitchen comes with floor and wall units with square edged laminate worktops and up stands. Appliances supplied are all from the Siemens range and include a fitted electric oven and induction hob with extractor hood and glass splash backs. Integral fridge/freezer, washer/dryer, microwave oven and slimline dishwasher are also pre-installed.

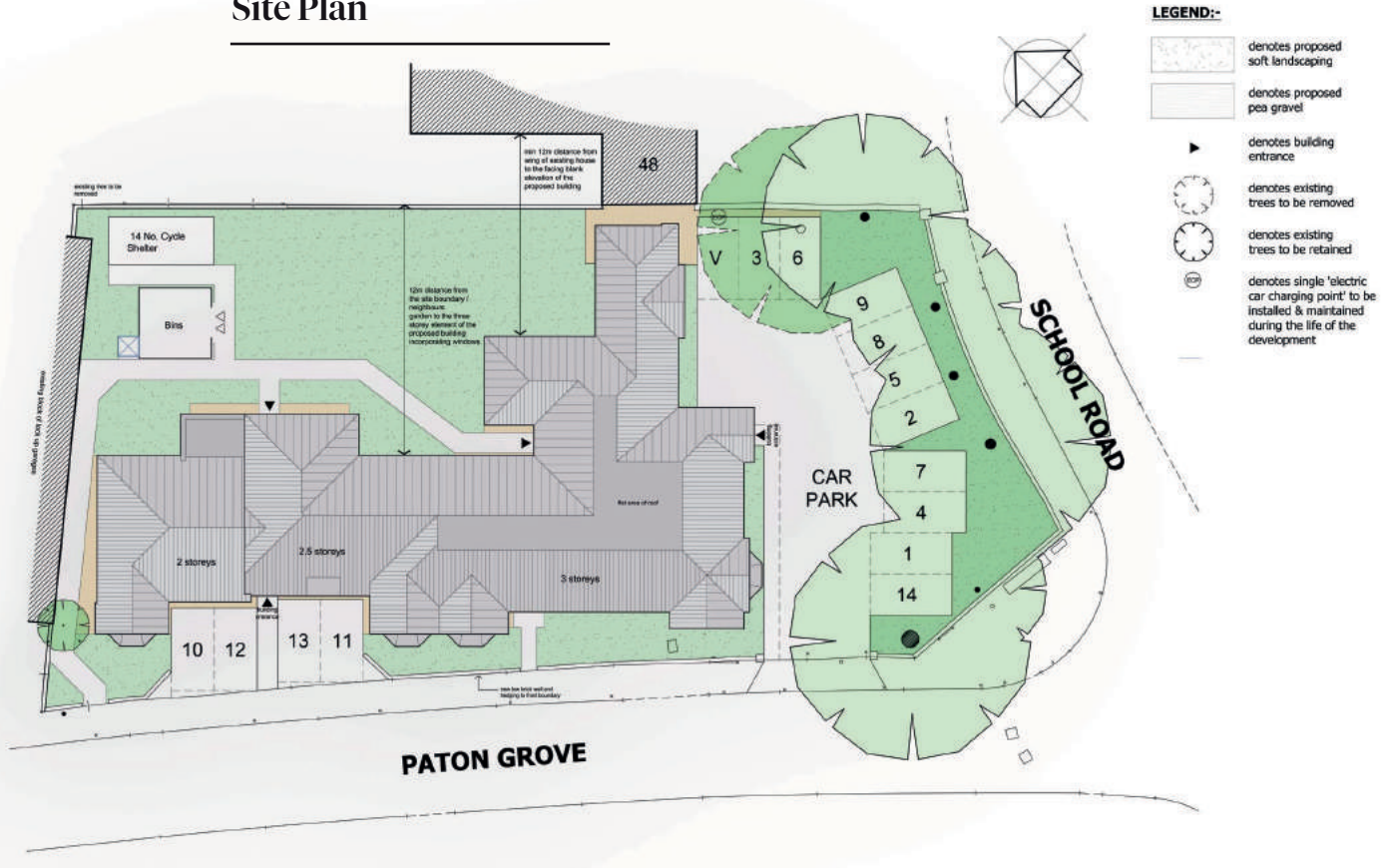
Flooring in the hall, kitchen and living areas is a hardwearing, high quality laminate. There is vinyl flooring in the bathrooms and carpets in bedrooms.

The bedrooms and living areas are fitted with low energy pendant lighting whilst in the kitchen and bathrooms LED spotlighting is used.

Each apartment has Fibre Optic broadband, telephone points and digital aerial points installed into the living areas and bedrooms.



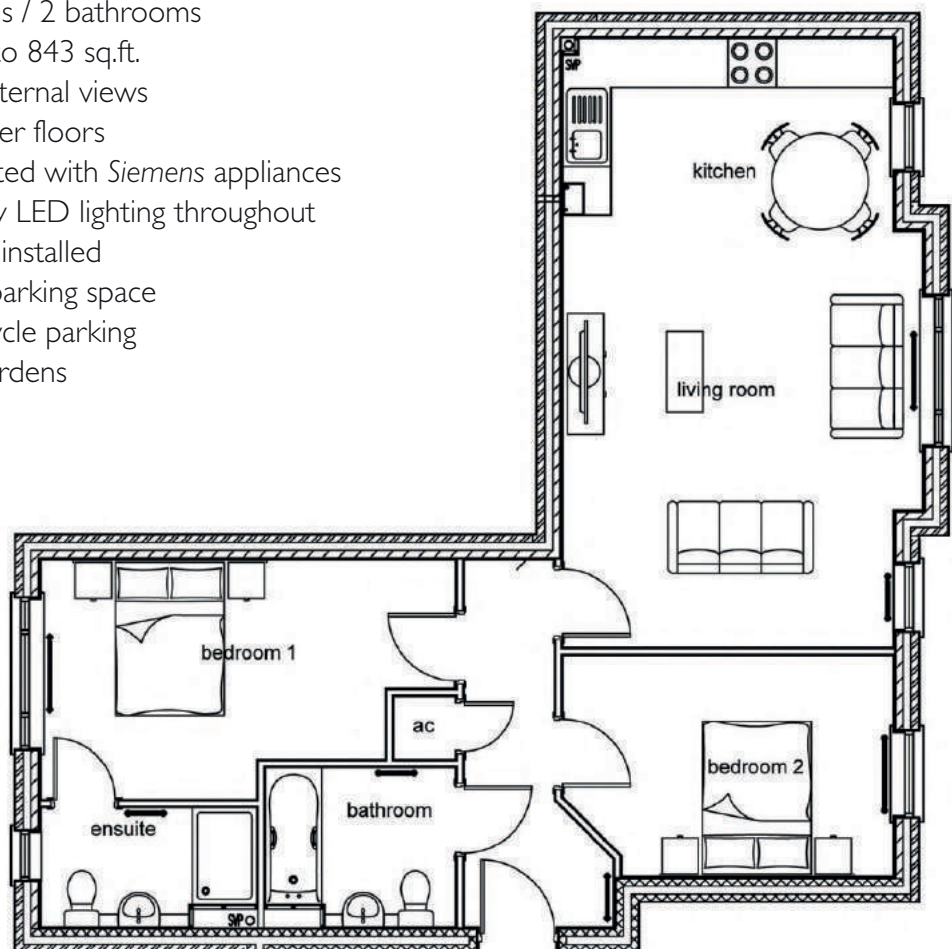
Site Plan



Apartment features (all)

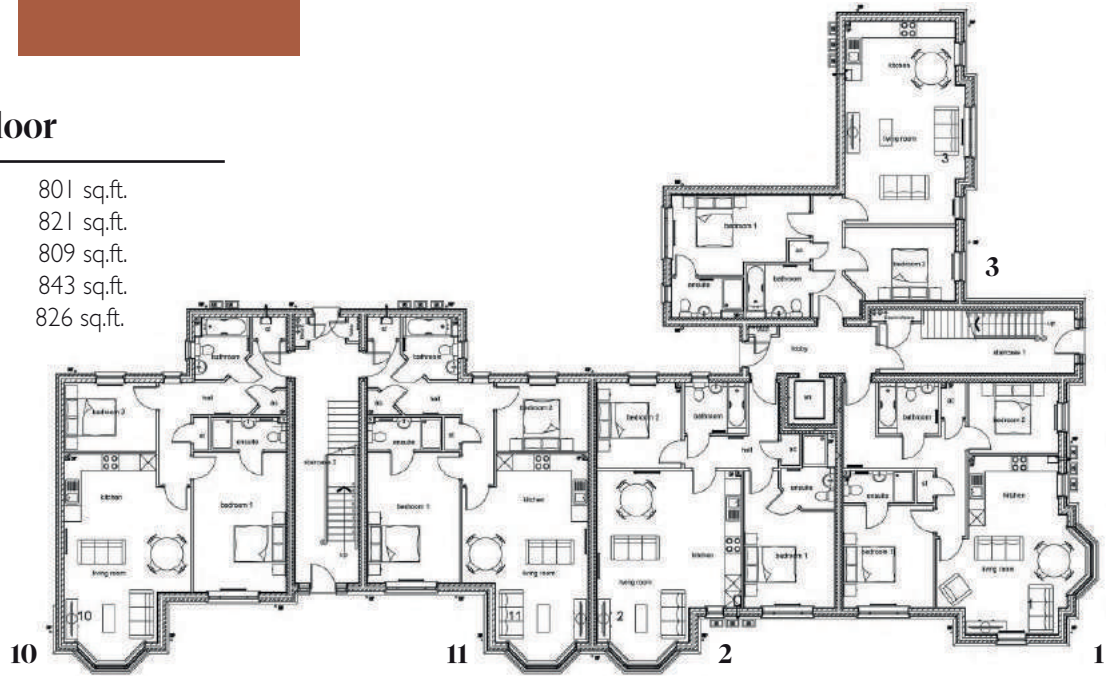
- 2 bedrooms / 2 bathrooms
- From 801 to 843 sq.ft.
- Tranquil external views
- Lift for upper floors
- Kitchens fitted with *Siemens* appliances
- Low energy LED lighting throughout
- Fibre optic installed
- Allocated parking space
- Secure bicycle parking
- External gardens

Typical apartment plan



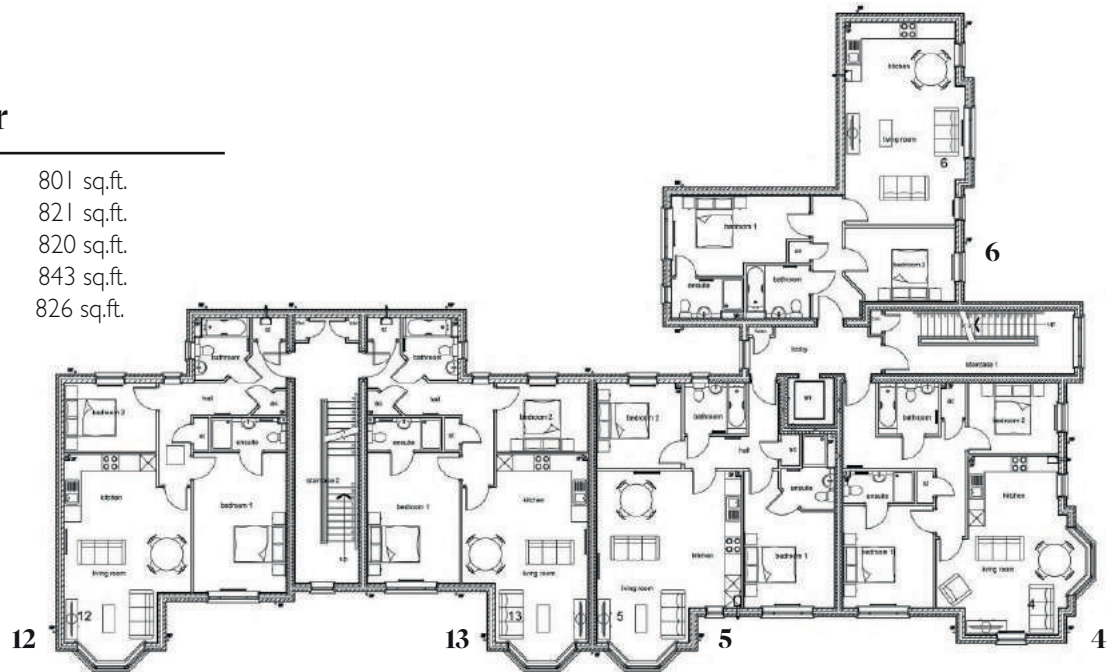
Ground Floor

Apartment 1	801 sq.ft.
Apartment 2	821 sq.ft.
Apartment 3	809 sq.ft.
Apartment 10	843 sq.ft.
Apartment 11	826 sq.ft.



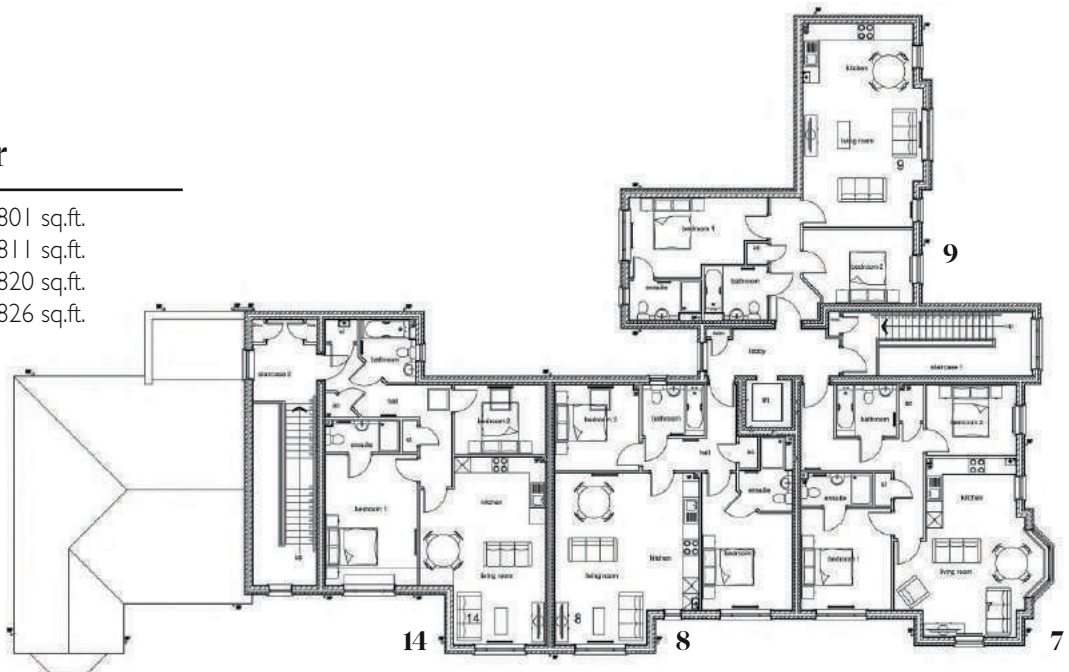
First Floor

Apartment 4	801 sq.ft.
Apartment 5	821 sq.ft.
Apartment 6	820 sq.ft.
Apartment 12	843 sq.ft.
Apartment 13	826 sq.ft.



Second Floor

Apartment 7	801 sq.ft.
Apartment 8	811 sq.ft.
Apartment 9	820 sq.ft.
Apartment 14	826 sq.ft.





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