

# Lime Gardens Retirement Village

Dudley

**“Everyone is lovely – from the people who live here to staff. You always feel welcome.”**

**Irene**

Lime Gardens resident



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# A warm welcome to Lime Gardens

Lime Gardens is a community where neighbours become friends and every day is a new opportunity to live life your way.

This is a place you can be proud to call home, where you can feel safe, and be a part of a genuinely warm and friendly community.

Whether you're moving to be closer to family or are ready for a fresh chapter, you'll find everything you need at Lime Gardens to have a fun, fulfilling and independent life.

You can enjoy the comfort and privacy of your own home here – and take part in as much or as little as you like.

From karaoke nights to bingo and boules, there's always something going on if you feel like joining in.

## Your life, your choice



# About the village

From the moment you arrive at Lime Gardens, our friendly team will make you feel comfortable, settled and right at home.

Designed for people aged 55 and over, the village offers a perfect balance of freedom and reassurance, where you can live independently but with the peace of mind that the right support is available if you ever need it.

Lime Gardens is a vibrant 120-property Extra Care Village, with spacious, airy and comfortable apartments, and a strong sense of community.

Your friends and relatives are always welcome here, whether they stay in your home or the comfortable guest suite, which is available for a small charge. They're also welcome to come along and join in events and entertainment hosted at the village – from karaoke to popular summer parties.

Extra Care housing means this isn't a care home. This is a place where you can live in your own home, but with a supportive and welcoming community around you, safe in the knowledge that if you or someone you live with needs additional care, it's available through our trusted partners.



With more than 60 years of experience, Housing 21 has a proud history of creating high-quality housing and services that help people live independently, safely and comfortably in their own homes.



Find out more about  
life at Lime Gardens

# Village life

Village Living brings endless opportunities to enjoy life, whether you want to pursue hobbies, stay active, meet new people or discover new interests - always at your own pace.

It's easy to stay active, social and independent. There's a range of lively events to take part in, if you want to, including karaoke, drag queen shows, themed nights, fitness classes and social clubs.

People here often choose to make a difference, whether that's running groups or volunteering, both here and within the wider community. Knitting, crafts, bingo, boules, gardening and a prayer group are just some of the groups you can join in. From a gym and a hairdressers to a laundry room, everything's under one roof - all just a short walk from your front door.

You're also welcome to have pets move in with you here - with a little support from the on-site manager to make sure it works for everyone.

This is a place where everyone is welcome. Where you can be yourself, be heard, and feel right at home. We value your voice. Your feedback helps shape how the village runs, through surveys and resident groups like our Lime Gardens Residents' Association.





# Everything you need, close to home

Living at Lime Gardens means having a wide range of spaces to enjoy, all just a short walk from your front door:

## For wellbeing and leisure:



Residents' lounge



Bar



Gym



Beauty salon



Hair salon



Greenhouse



Village hall



Craft room



Communal  
gardens



Events  
space

## For everyday essentials:



Library



Laundry



EV charging  
points



Car park



Security  
features



Emergency  
call system

**“Volunteering at the bar gives me an opportunity to meet new people – that’s the main reason I do it.”**

**Alan**  
Lime Gardens resident





## Diamond Room

Used by film, prayer, and knitting groups, this room can also be hired out for events, family gatherings or to meet friends.



## Gardens

Two calming green spaces for relaxation, reflection or just enjoying the fresh air.



## Guest suite

The ideal place for family or friends to stay over when they visit you, with a double bed and en-suite.



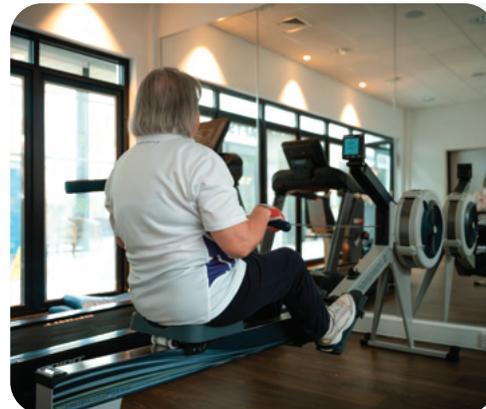
## Lounge and bar

A cosy place to get together and enjoy food and drink from the kitchen and bar while enjoying views of Homer Hill Park.



## Home Repairs Team

Whatever you need fixing, we have a team available to make sure everything is working as it should for you.



## Gym

When you move here, you'll have access to a well-equipped gym for a small membership fee, whatever your fitness goals.



## Hollie's Beautique

A popular beauty salon where you can get pampered and enjoy massages and facials.



## Mi Hair

Hairdressers offering everything you need to keep looking your best without needing to leave Lime Gardens.



## Laundry

A shared laundry room, with easy-to-use machines designed to handle everyday large loads comfortably.



## Craft room

Let your creative juices flow in the well-stocked crafts room, filled with plenty of arts and crafts supplies.



## Library

Browse, borrow or settle in with a book - with large print and audiobooks available too, along with a selection of DVDs to watch.



## Emergency call system

Reassurance at the touch of a button - providing peace of mind 24/7.

# Green spaces

The gardens are an important part of life at Lime Gardens – two calming spaces, full of colour and birdsong. With places to sit and relax or catch up with friends amongst the greenery, and the scent of flowers in the air – cared for with pride by the people who live here.

You can also enjoy the peaceful atmosphere of the greenhouse, where you can grow and nurture plants. It's treasured by keen gardeners and nature-lovers alike.





**“We love the greenhouse – we grow so many tomatoes and cucumbers! We sell them to residents and buy new seeds for next year.”**

**Ron**  
Lime Gardens resident

# Guest suite

Family and friends are always welcome here – and if they'd like to stay overnight, there's a comfortable guest suite available for a small charge. The en-suite room includes a double bed, a wardrobe and handy essentials like a kettle and toaster. To book, just speak to reception.



# Home Repairs Team

Need a hand with something? Our friendly repairs and maintenance team is here to help – whether it's fixing a light, putting up a shelf, or just keeping things running smoothly. It's all part of making sure you feel comfortable, safe and well supported in your home.



# Laundry room

Our convenient laundry room means you can get all your washing sorted without needing to leave the village.

# Transport links

Lime Gardens is located conveniently for access to Halesowen, Dudley, and Birmingham. The M5 motorway is a short drive away and connects the Midlands with the South West and gives access to the M6 for access to the North West.

It is also convenient for Cradley Heath railway station, which offers connections to the wider rail network from Birmingham. The nearest international airport is Birmingham Airport.

**P** 51 on-site parking spaces

 Bus stop > 0.5 miles

 Train station > 1.1 miles

# Understanding Extra Care

When you live at Lime Gardens, you can enjoy independent living with the peace of mind that care is available around the clock, if and when you need it – delivered in your own home by our experienced care partners.

Unlike a care home, not everyone in Extra Care needs support. Some have help every day, while others only need it from time to time – for example, after a hospital stay.

The village is designed with flexibility in mind, so if you're moving in with a partner and only one of you needs care, you can continue living together with tailored support that works for both of you.

All of this means you can feel safe and secure in your own home, living the life you choose, with the peace of mind that care is always nearby if needed.



**“I love living independently, but it’s great to have family nearby. My granddaughter helps me with my shopping every week.”**

**Ivan**  
Lime Gardens resident

**“Everything here is just right.  
I can be independent in my  
own flat but still be around  
a community of people.”**

**Mumtaz**

Lime Gardens resident



Scan here to hear  
more from Mumtaz

# Understanding shared ownership

At Lime Gardens, you have the option to either buy a home outright, rent or buy through shared ownership.

Shared ownership is a scheme that allows you to own your home by buying as little as a 25 per cent share. You then pay rent on the outstanding amount.

The advantage of shared ownership is that it's affordable and means you are able to buy at a lower price than the open market, increasing your options and helping you find the right home for you within the village.

# Maddie and Kim: finding community

When Maddie moved into Lime Gardens, she wanted to start trying out social events as a way of meeting people.

At one of these events, Maddie was turning to go back home when she was stopped by Kim, and the two have been inseparable since.

“Kim came and sat with me, and we quickly became best friends. She’s the yin to my yang!” Maddie said.

Maddie and Kim meet up every morning and set out on their day - whether they’re going out on a trip in Kim’s car or to bingo in the lounge, they’re always filling the room with laughter.

For Kim, the feeling of friendship and community extends beyond her special bond with Maddie to the rest of their friends at Lime Gardens.

She said: “The staff here are absolutely brilliant. You wouldn’t believe they are staff, they’re like our friends.”

“We’re all like a little family,” Maddie added. “I love everything about this place.”





**“This is the best  
move you’ll ever  
make.”**

**Maddie**  
Lime Gardens resident

# Options for living with us

At Lime Gardens, you can choose either a one- or two-bedroom apartment. Every apartment has either a balcony or shared patio area, and everyone living here has access to indoor and outdoor communal areas.

There is a mixture of properties for rent, shared ownership, and outright sale. All of our properties are maintained to a high standard, and we continue to invest to ensure they meet the standards you deserve and expect, whilst also meeting regulations.

The floor plans on the following pages show typical layouts. Full details and dimensions for all available property types are available on request, please speak to our sales team.

**Disclaimer:** Please note the floor plans and images on the following pages are for marketing purposes and to be used as a guide only. All efforts have been made to ensure their accuracy at the time of print and do not form any part of a legal agreement.

# One-bedroom apartment

Features either a walk-out balcony or patio bringing in lots of natural light and a connection to the outdoors.

 Own front door

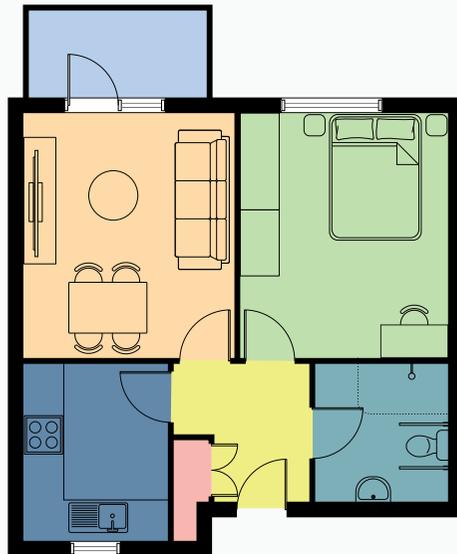
 Balcony

 Emergency call system

 Pet-friendly



## One-bedroom apartment with balcony floor plan:



**Size:**  
558.56 sq ft  
51.88 sq m



# Two-bedroom apartment

Enjoy more space to relax or host guests, with natural light and fresh air from your own patio.

 Own front door

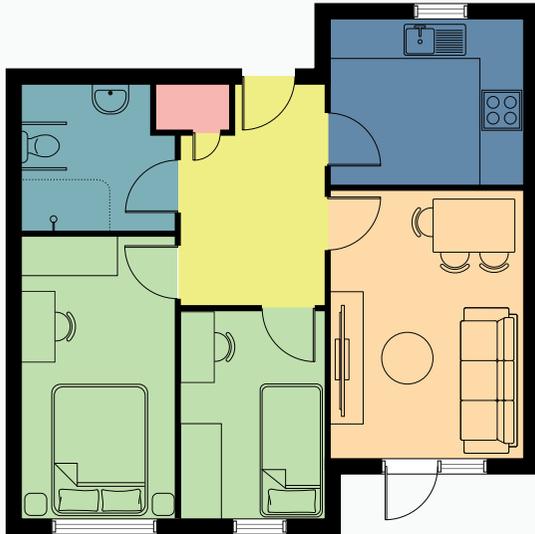
 Patio access

 Emergency call system

 Pet-friendly



## Two-bedroom apartment floor plan:



**Size:**  
682.92 sq ft  
63.39 sq m



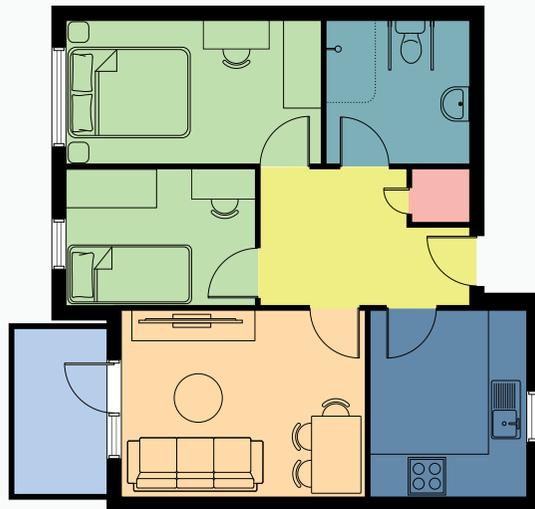
# Two-bedroom apartment with balcony

A living/ dining area which connects to a balcony providing an outdoor space to unwind.

-  Own front door
-  Balcony
-  Emergency call system
-  Pet-friendly



## Two-bedroom apartment with balcony floor plan:



**Size:**  
682.92 sq ft  
63.39 sq m





**“I love living here – it’s so peaceful. At Lime Gardens you never have to worry about being on your own.”**

**Kim**  
Lime Gardens resident

# The local area

Lime Gardens is located within Halesowen, opposite Homer Hill Park. Merry Hill Shopping Centre in Brierley Hill is a 15-minute drive. Supermarkets are a short drive - Cradley Heath has convenient shopping options and there's easy transport connections to the wider West Midlands area.

1. **Lime Gardens Retirement Village**

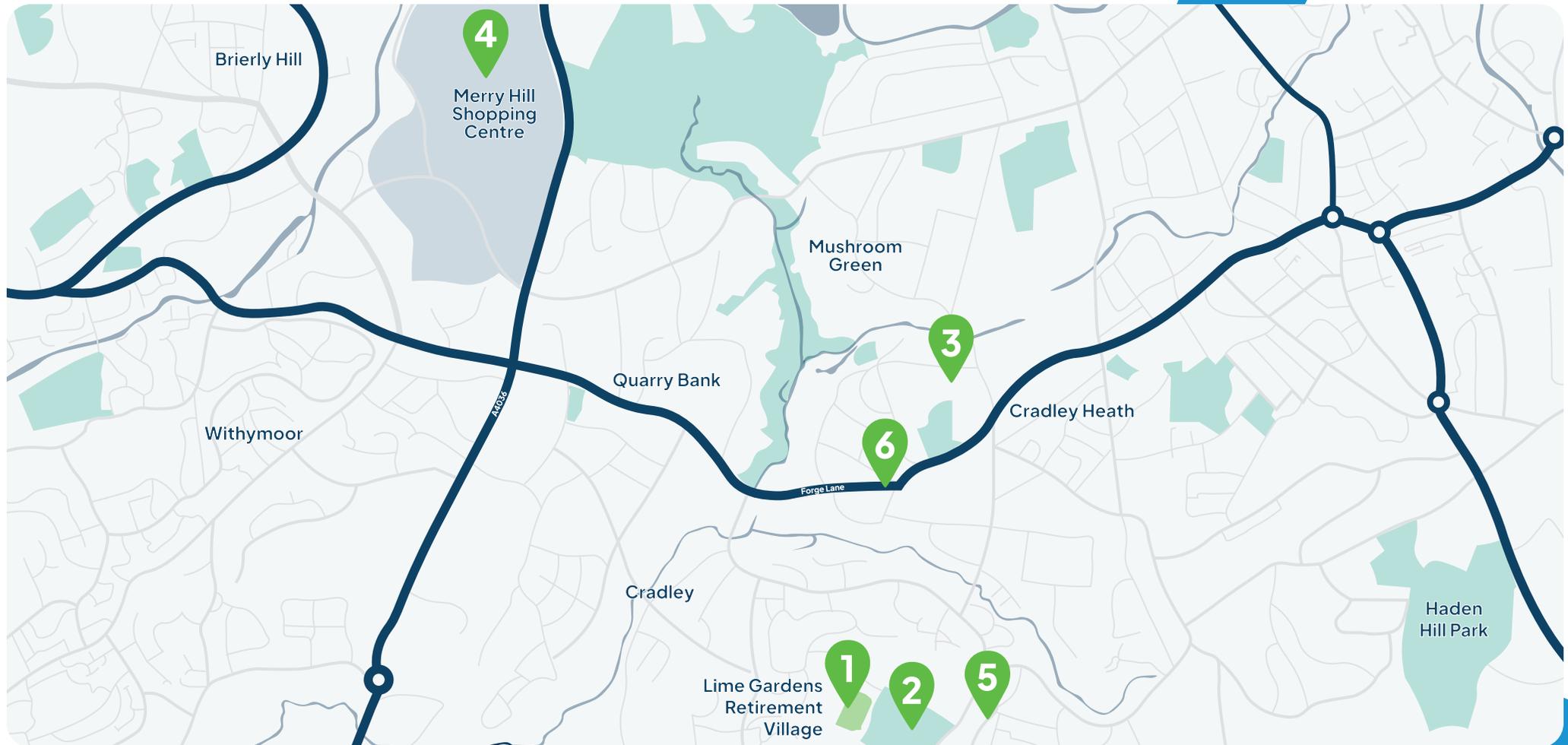
2. **Homer Hill Park**  
(0.5 miles, 🚶 3 min)

3. **Tesco Extra**  
(1.5 miles, 🚗 7 min)

4. **Merry Hill Shopping Centre**  
(2.4 miles, 🚗 13 min)

5. **Colley Lane bus stop**  
(0.5 miles, 🚶 4 min)

6. **Cradley Heath Train Station**  
(1.1 miles, 🚶 20 min)



# Peace of mind: selling made simple

If you decide to sell, we'll buy your home back from you. Whether you bought outright or through shared ownership, we'll buy the property back at whatever the current market value is\*.

This means you won't need to worry about selling on the open market, giving you and your family peace of mind that the process will be simple and stress-free.

We'll always explain any fees clearly before you make a decision. Our team will be on hand to guide you through every step.

*\* Price determined by a RICS qualified surveyor, speak to an adviser for more details.*

# Next steps

To arrange a viewing or find out more, please contact our team:

-  03701924364
-  Available daily, 24hrs. Calls charged at local rate.
-  limegardensdudley@housing21.org.uk
-  Lime Gardens Retirement Village, Benjamin Drive, Halesowen, B63 2DQ



Scan to visit the  
Lime Gardens  
Facebook page

This brochure can be provided in a different format, such as large print, Braille, or another language please contact: [communications@housing21.org.uk](mailto:communications@housing21.org.uk)

Housing 21 is a leading not-for-profit provider of Retirement Living and Extra Care for older people. We manage more than 24,000 properties across 220 local authority areas in England and deliver more than 48,000 hours of in-house care each week.

Our roots date back to 1921 with the Royal British Legion, supporting ex-servicemen and women, and in 1964 we became a recognised housing association.

Head Office  
Tricorn House  
51 - 53 Hagley Road  
Birmingham  
B16 8TP

[www.housing21.org.uk/schemes/lime-gardens-dudley/](http://www.housing21.org.uk/schemes/lime-gardens-dudley/)



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Village Living