



smarthomes

## Dovehouse Court

Grange Road, Solihull, B91 1EW

- An Extremely Well Presented Second Floor Retirement Apartment
- Two Good Size Bedrooms
- A Spacious Open Plan Lounge/Diner
- No Upward Chain

**£140,000**

EPC Rating - 80

Current Council Tax Band - E





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Dovehouse Court offers a well appointed owners lounge, sun lounge, hobbies room, guest suite, an on-site laundry and a waiter served dining room which offers 3 course meals 7 days a week. The service charge includes weekly domestic cleaning and household assistance from in-house staff.

The property is accessed via a secure communal entrance with access to all floors. On the second floor you will find a private hardwood front door leading into



### **Entrance Hallway**

With ceiling light point, a useful storage cupboard, wall mounted radiator and door leading off to

### **Open Plan Lounge/Diner**

14' 9" x 12' 5" (4.5m x 3.8m) With a UPVC double glazed window to front elevation, wall mounted radiator, coving to ceiling, wall and ceiling light points, electric fire with surround and door to



### **Fitted Kitchen**

Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit, further incorporating a Neff 4 ring electric hob with extractor hood over. Neff eye level electric oven, integrated fridge/freezer, washer/dryer and dishwasher, wall mounted gas central heating boiler, tiling to splash back areas, radiator, ceiling light point and a double glazed window



### **Bedroom One**

16' 4" x 10' 5" (5m x 3.2m) With a double glazed bay window, coving to ceiling, built in wardrobes with mirror fronted sliding doors, radiator and two ceiling light points

### **Bedroom Two**

12' 1" x 9' 6" (3.7m x 2.9m) With a double glazed window, radiator, coving to ceiling and ceiling light point



### Bathroom

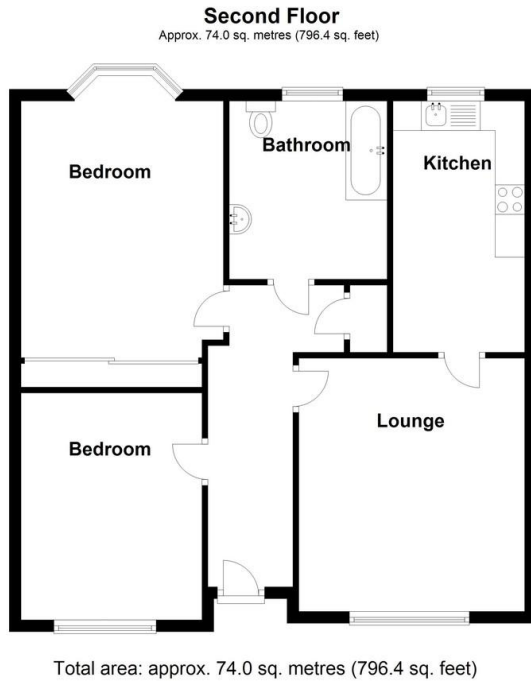
8' 6" x 7' 10" (2.6m x 2.4m) Being fitted with a suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, two ceiling light points and an obscure double glazed window

### External

There is secure gated parking for both owners and visitors and use of the extensive communal gardens. There is also an automated pedestrian gate allowing easy access to the shops on Dovehouse Parade.

### Tenure

We are advised by the vendor that the property is leasehold with approx. 100 years remaining on the lease, zero ground rent and a service charge of approx. £540 per month which includes 90 minutes per apartment per week of cleaning or similar assistance, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.