



Flat 6, Dove House Court Grange Road, Solihull

Guide Price £140,000



Flat 6

Dove House Court Grange Road, Solihull

PROPERTY OVERVIEW

A fantastic opportunity to purchase this ground floor retirement apartment located in the secure gated development opposite Dovehouse Parade. This ground floor apartment is offered to the market with no upward chain and benefits from gas central heating, UPVC double glazing and enjoys views of the communal garden to the rear. The accommodation briefly comprises : entrance hall, living room, fitted kitchen, two double bedrooms, wet room, emergency pull cord assistance, delightful communal gardens, attractive residences lounge and twenty four hour assistance provided with an on-site manager.

Council Tax band: E

Tenure: Leasehold

- Secure Gate Retirement Development
- Ground Floor Retirement Apartment
- No Upward Chain
- 24 Hour Assistance Provided
- On-Site Manager
- Fitted Kitchen
- Living Room
- Double Glazed





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge, fitted wardrobes in bedroom one and all carpets, curtains and blinds

ADDITIONAL INFORMATION

Services - Mains gas, electricity and water

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



**ENTRANCE HALL**

16' 5" x 4' 7" (5.01m x 1.39m)

LIVING ROOM

14' 6" x 12' 9" (4.43m x 3.88m)

FITTED KITCHEN

12' 6" x 7' 9" (3.82m x 2.37m)

BEDROOM ONE

14' 3" x 10' 4" (4.34m x 3.16m)

BEDROOM TWO

12' 1" x 9' 8" (3.69m x 2.95m)

WET ROOM

8' 10" x 7' 11" (2.68m x 2.41m)

COMMUNAL LOUNGE**PARKING**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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