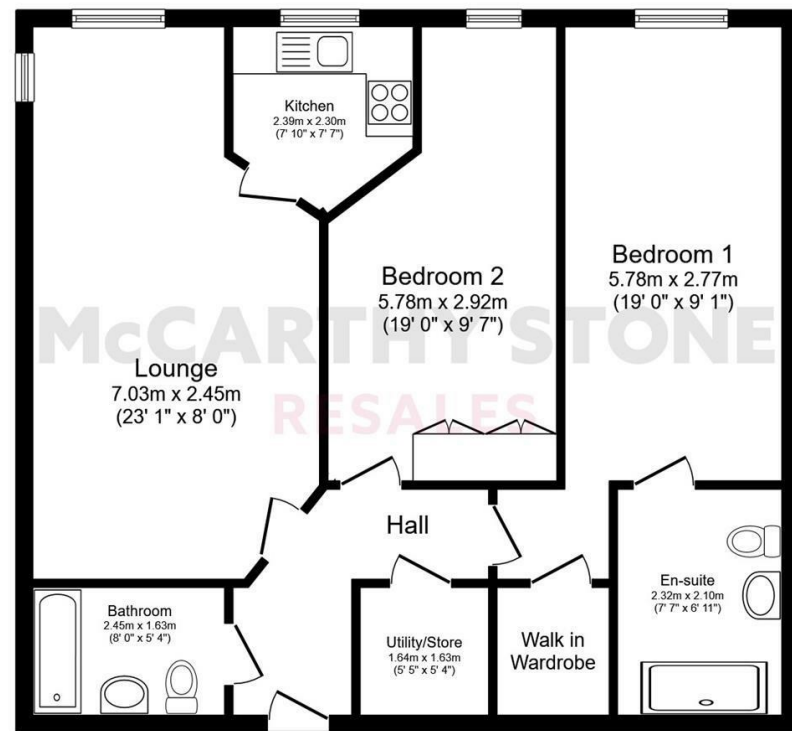


McCARTHY STONE RESALES

20 DUGDALE COURT COVENTRY ROAD, BIRMINGHAM, B46 3AT



Total floor area 83.6 m² (900 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		89	89



A STUNNING TWO bedroom retirement apartment in Coleshill.

The property benefits from a generous master bedroom with shower room ensuite and is situated on the first floor with lifts to all floors and boasts TWO double bedrooms spacious living room, LUXURY kitchen, separate bathroom.

Set in one of our most PRESTIGIOUS developments and forms part of our RETIREMENT LIVING RANGE for over 60's

TALK TO US ABOUT OUR PART EXCHANGE SCHEME

ASKING PRICE £250,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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DUGDALE COURT, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3AT

2 BED | £250,000

DUGDALE COURT

The highly desirable Dugdale Court is one of our Retirement Living developments, and is located in the heart of Coleshill. Dugdale Court has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

ENTRANCE HALL

A front door with spy hole and letter box opens into a very welcoming entrance hall. The door entry system and 24hr Emergency system is also located here. From the entrance hall you have a door to storage cupboard housing the Gledhill Pulsa Coil Thermal hot water tank. All other doors lead to; the main shower room, master & second bedroom, and living room. The apartment is fitted with a Vetaxia Ventilation system throughout.

LIVING ROOM

A very good size and bright and airy living room. Double glazed window. TV Sky+ connection point. Telephone point. Power sockets. Two ceiling light fittings. An oak

effect part glazed solid wood door leads into the separate kitchen.

KITCHEN

Fitted kitchen with a range of wall and base units. Integrated fridge/freezer. Built in oven with side opening door and Four ringed induction hob with chrome extractor hood over. Integrated washing machine/dryer. The stainless steel sink unit, with drainer and mixer tap, sits beneath a double glazed window. Tiled floor and splash back.

MASTER BEDROOM

A generous master bedroom. Doors off to a walk in wardrobe with fitted shelves and rails and en-suite shower-room. TV and telephone point.

EN-SUITE

Fully tiled including a double width shower unit. Vanity unit wash hand basin with storage below and fitted mirror above. Wall mounted vanity cupboard, WC. Large wall mounted heated towel rail. Emergency pull-cord.

BEDROOM TWO

A good sized second double bedroom with built in wardrobe. Central ceiling light. TV point and power sockets.

SHOWER ROOM

A fully tiled bathroom with wash hand basin, Wall mounted vanity cupboard WC and bath with shower over. Large heated towel rail. Emergency pull-cord. Fitted mirror.

SERVICE CHARGE DETAILS

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3900.82 for financial year ending 30th September 2024

LEASE INFORMATION

Lease length 125 years from 1st Jan 2015

Ground rent £495 per annum

Ground rent review: 1st Jan 2030

PARKING

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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