



Total floor area 53.1 sq.m. (571 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

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## 36 Dugdale Court

Coventry Road, Birmingham, B46 3AT

PRICE  
REDUCED



PRICE REDUCTION

## Offers in the region of £175,000 Leasehold

An extremely well presented ONE BEDROOM retirement apartment for OVER 60'S in Coleshill.

The property benefits from a generous bedroom with walk in wardrobe, separate shower room, spacious living room and a modern fitted kitchen with integrated appliances.

The apartment is in lovely condition and has been recently redecorated throughout with both the bedroom and living room having blinds which are designed to let light through whilst also keeping the room cool as well as complimentary curtains.

Having lifts to all floors and set in one of our most PRESTIGIOUS developments and forms part of our RETIREMENT LIVING RANGE.

Call us on 0345 556 4104 to find out more.

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# Dugdale Court, Coventry Road, Coleshill,

## 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 welcoming entrance hall, having the door entry system and 24hr Emergency system. 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 bedroom, shower room and living room. The apartment is fitted with a Vetaxia Ventilation system throughout.

## Living Room

A generous bright and airy living room having ample space for dining. 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 top 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.

## Bedroom

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

## Shower Room

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.

## Service Charge Information

- 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

# 1 Bed | £175,000

Consultant or House Manager.

Service charge: £2,643.64 for financial year ending 30th September 2025

## Lease Information

Lease: 125 years from 1st Jan 2015  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2030

## Parking Information

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.

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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