



**Dove Tree Court Stratford Road, Shirley Solihull B90 3AR**

**welcome to**

## **Dove Tree Court Stratford Road, Shirley Solihull**

Shipways are delighted to offer this two bedroom upper floor retirement apartment for people aged 60 or over, situated in the sought after area of Shirley. The well presented apartment is CHAIN FREE and ideal for someone looking for comfort and convenience.

### **Agent Note**

The Council Tax Band is C.

### **Entrance Porch**

Secure communal entrance with stairs and lift access to upper floors.

### **Entrance Hall**

Door to front. Access to storage (housing water tank) and access to alarm pull chord.

### **Lounge-Diner**

Irregular Shaped Room x ( x )

(Not measured, please ensure it meets your requirements) Double glazed window to rear and side. Double glazed door to rear with balcony. Electric fire.

### **Kitchen**

Irregular Shaped Room x ( x )

(Not measured, please ensure it meets your requirements) Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, electric hob and fridge-freezer) Extractor hood over and tiling to splash prone areas.

### **Bedroom One**

19' 10" x 13' 5" ( 6.05m x 4.09m )

Double glazed door to rear with balcony. Access to storage cupboard.

### **Ensuite**

Low level toilet, wall mounted hand wash basin with vanity unit and bath with rail. Floor to ceiling tiles and heated towel rail.

### **Bedroom Two**

19' 11" x 9' 6" ( 6.07m x 2.90m )

Double glazed window to rear. Fitted wardrobe.

### **Bathroom**

Low level toilet, wall mounted hand wash basin with vanity unit and walk in shower with rail. Tiling to splash prone areas and heated towel rail.





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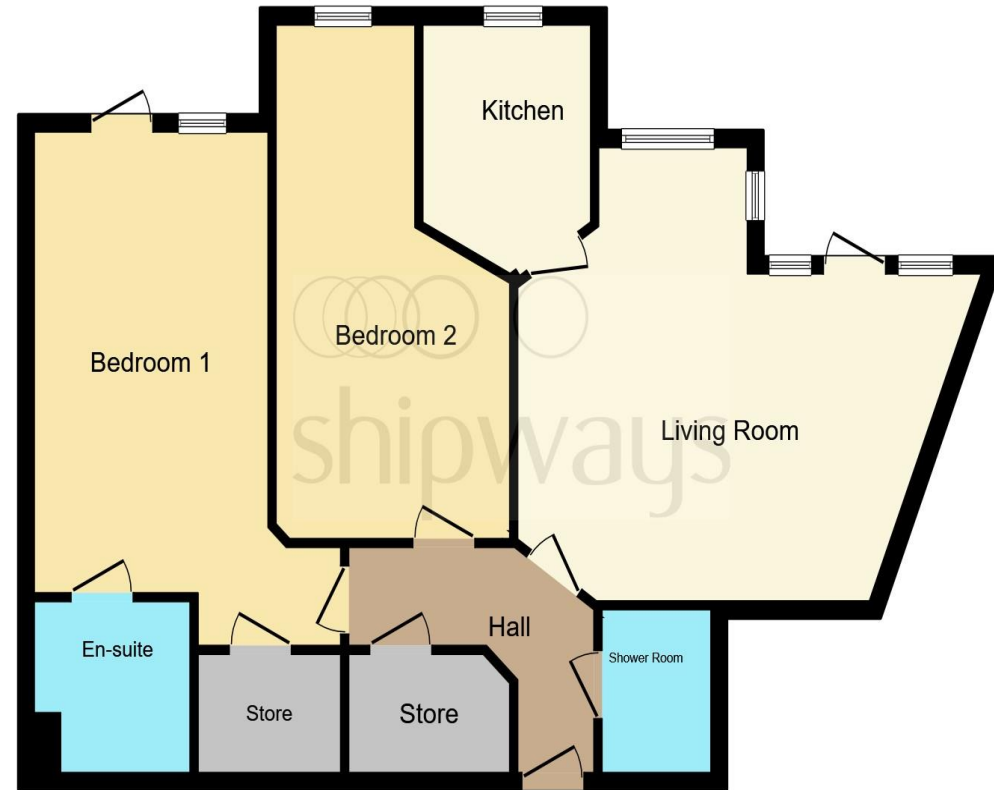
## Dove Tree Court Stratford Road, Shirley Solihull

- NO ONWARD CHAIN
- OVER 60'S RETIREMENT APARTMENT
- LOUNGE-DINER WITH BALCONY
- KITCHEN
- MASTER BEDROOM WITH BALCONY AND ENSUITE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £270,000



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](http://www.focalagent.com)

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Property Ref:  
SLY111230 - 0006

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