



Dovecote Close, Solihull

Offers Around £365,000

- CHAIN FREE
- SINGLE GARAGE
- KITCHEN BREAKFAST ROOM
- DOUBLE GLAZED
- THREE BEDROOMS
- POTENTIAL TO EXTEND (STPP)
- CENTRAL HEATING
- VEHICULAR ACCESS INTO GARDEN

Dovecote Close is a sought after cul-de-sac off the prestigious Dove House Lane in the centre of Solihull linking Warwick Road and Lode Lane.

A good sized link detached property with the potential to add value. With three bedrooms and a good sized garden with the added benefit of vehicular access into the garden allowing for the private and secure parking of a motor home or caravan. Central heating and double glazing throughout.

Lode Lane and Warwick Road offer easy access to Solihull By-Pass which joins the M42 motorway at Junction 5. Close to Junction 6 are the National Exhibition Centre, Birmingham International Airport and Railway Station and the National Motorcycle Museum.

Travelling away from Solihull, Lode Lane will take you to the A45 Coventry Road which provides access to Birmingham city centre, as does the A41 Warwick Road, passing Olton and Acocks Green where there are local shops.

An ideal location therefore for this link detached property set back from the road.

ENTRANCE HALL

Accessed via glazed door and leading through to WC, kitchen and the living dining room. With storage cupboard for cloaks.

LIVING DINING ROOM **17'11 x 11'04 (5.46m x 3.45m)**



A bright room with windows and door to the rear elevation with service hatch through into the kitchen. Electric fire place with stone surround and sliding doors onto the garden.

KITCHEN BREAKFAST ROOM **13'03 x 12'11 max (4.04m x 3.94m max)**



A good sized kitchen dining room with a range of base and wall mounted units. With fitted appliances including electric oven, hob and extractor, plumbing for washing machine and space for fridge freezer. Having a large window to the front elevation and access into conservatory/lean too.

CONSERVATORY/LEAN TOO **16'03 x 9'11 (4.95m x 3.02m)**

A fully glazed steel framed lean too with access onto rear garden.

LANDING

With numerous storage cupboards and access into three bedrooms and the family shower room.

BEDROOM ONE **11'02 x 9'09 (3.40m x 2.97m)**



A good sized double bedroom with fitted wardrobes. Having a window to front elevation.

BEDROOM TWO
10'01 x 11'08 (3.07m x 3.56m)



Another double room with fitted wardrobes with window to rear elevation.

BEDROOM THREE
7'07 x 8'06 (2.31m x 2.59m)

A single room with fitted wardrobes and a window to rear elevation.

FAMILY SHOWER ROOM
6'04 x 6'06 (1.93m x 1.98m)



A fitted shower room with walk in shower with electric unit, wash basin and toilet with window to front elevation

GARAGE
18'02 x 9'03 (5.54m x 2.82m)

A single garage with up and over door and door and window to the rear into the garden. With power and lighting.

GARDEN



With tarmac drive way allowing access to the front door and up and over garage door with fore garden laid mainly to lawn. To the rear we have a good sized private garden with various seating areas and garden shed and the majority of the garden laid to lawn. The property also benefits from rear vehicular access onto a hard standing which was used for caravan/motor home parking.

VEHICLE ACCESS



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
16 Dovecote Close Solihull
Solihull B91 2EP

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk