



Dove Tree Court, Stratford Road, Asking Price £190,000

- COMMUNAL ENTRANCE
- LOUNGE DINER
- DOUBLE BEDROOM
- SHOWER ROOM
- COMMUNAL GARDENS
- INDEPENDENT RECEPTION HALL
- FULLY FITTED KITCHEN
- WALK IN WARDROBE
- RESIDENTS LOUNGE
- NO UPWARD CHAIN

Constructed by McCarthy & Stone within the last four years, this exclusive development of luxury apartments were built specifically for the over 60's with retirement, privacy and care in mind. McCarthy & Stone are the country's leading builder of such accommodation and their experience is shown with this development which gives an opportunity for convivial conversation and meeting of people in the communal lounge, yet privacy within one's own home. Security is ensured by an intercom system at ground floor level. The apartment itself has strategically positioned emergency pull cords, which will automatically seek assistance should it be required.

There is a house manager within the development and on the ground floor there is direct access from the communal lounge into the communal garden. The development also benefits from a roof garden with sun lounge having a kitchen area and disabled WC which is for the use of all residents. The development as a whole benefits from a number of facilities including a guest bedroom, residents laundry room with washing machines, tumble dryers and ironing facilities. The well lit corridors are wide and stylishly decorated.

Located in the heart of Shirley on the junction of Longmore Road the development is ideally situated to take advantage of all of the facilities. Within the immediate surroundings are Shirley Post Office, supermarkets and Park Doctors Surgery. The remainder of Shirley town centre offers a variety of shopping facilities and hostelryes. Along the main A34 Stratford Road run regular bus services into Solihull Town Centre and the City of Birmingham.

From the front, secure automatic doors open to an entrance foyer with doors that open directly to the

COMMUNAL ENTRANCE

Having doors opening to the residents lounge, access to the mangers office and guest suite, door to the laundry room and lift giving access to all floors. Apartment 21 is located on the first floor and upon leaving the lift and bearing to the right, the front door can be found at the end of the corridor on the left and opens directly to the

INDEPENDENT RECEPTION HALLWAY



Having ceiling light points, intercom system and 'oak' effect doors opening to the lounge diner, double bedroom, shower room and

STORAGE CUPBOARD

Having the hot water cylinder and providing shelved storage

LOUNGE DINER 22'0" max x 11'2" max (6.71m max x 3.40m max)



Having triple glazed windows to the side and front, feature fire surround with inset electric fire, underfloor heating, two ceiling light points and door opening to the



FULLY FITTED KITCHEN 7'10" x 7'1" (2.39m x 2.16m)



Having triple glazed window overlooking the side aspect, underfloor heating, ceiling light point and being fitted with a

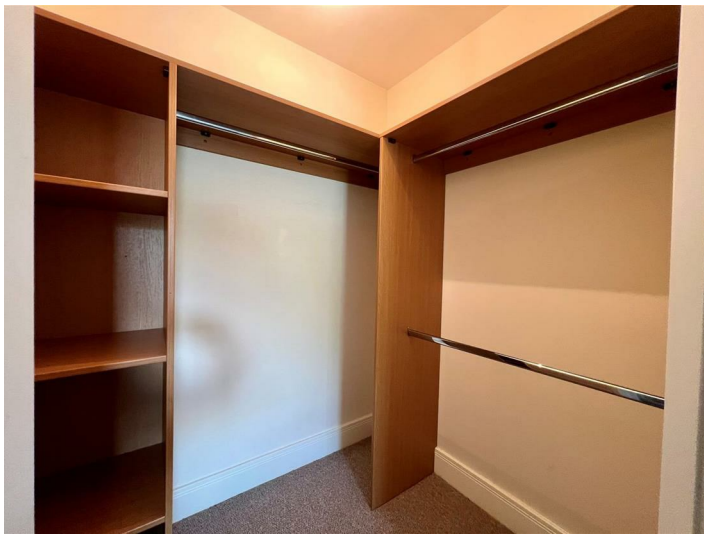
range of modern style wall and base mounted storage units with roll edged work surfaces over incorporating sink and drainer, eye level electric oven with microwave shelf over, electric hob with extractor canopy over, integrated fridge freezer and dishwasher

DOUBLE BEDROOM
11'8" x 9'5" overall (3.56m x 2.87m overall)



Having ceiling light point, underfloor heating, triple glazed window to the front and 'oak' effect door opening to the

WALK IN WARDROBE



Having ceiling light point, hanging rail and shelved storage



SHOWER ROOM



Having walk in shower cubicle with mixer shower attachment and glazed screen, electric heated towel rail, vanity wash hand basin, low level WC, ceramic tiled flooring and full height wall tiling

OUTSIDE

COMMUNAL GARDENS

Having seating areas, lawn and well tended borders

SECURE PARKING AREA

There is parking available within the development that is available at an additional charge. Further information with this regard is available from the house manager.

ROOF TOP GARDEN

Having decked sun terrace with recreational seating and glass balustraded surround. From the roof terrace a door opens directly to the

RESIDENTS SUN LOUNGE

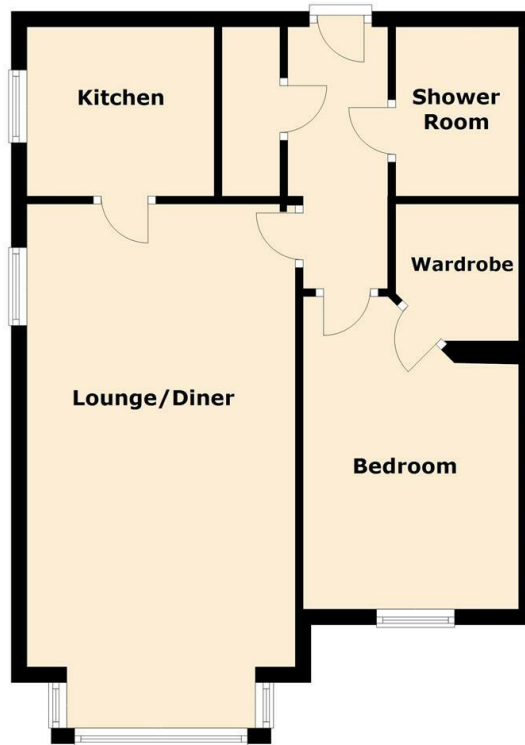
Having seating, kitchen area and WC



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.

First Floor



LOCATION From our Shirley Office proceed along the A34 Stratford Road towards Hall Green where Dove Tree Court can be found on the corner of Longmore Road.

TENURE We are advised that the property is leasehold and we are advised by the seller that there is a current monthly service charge payable of approximately £180.29 – we have not confirmed this information as yet and any interested party is advised to seek confirmation of this.

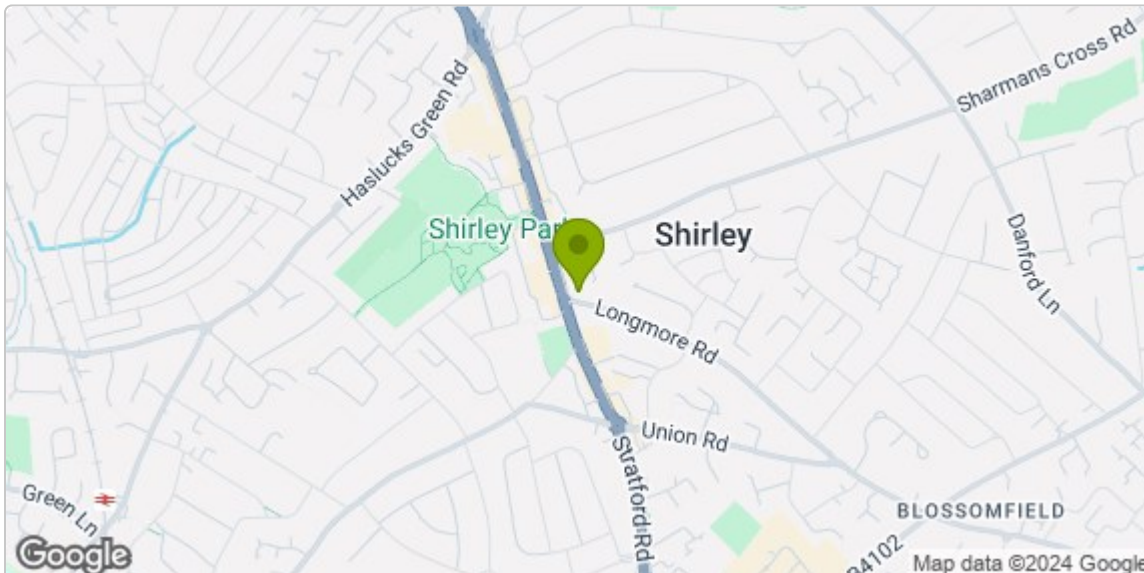
VIEWING By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:

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

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk