



25 DOVE TREE COURT, SHIRLEY, B90 3AR **OFFERS OVER £190,000**

- **RETIREMENT APARTMENT**
- **RECEPTION HALLWAY**
- **FULLY FITTED KITCHEN**
- **WALK IN WARDROBE**
- **COMMUNAL GARDENS**
- **FANTASTIC LOCATION**
- **DUAL ASPECT LOUNGE DINER**
- **DOUBLE BEDROOM**
- **SHOWER ROOM**
- **RESIDENTS PARKING**

Constructed by McCarthy & Stone within the last eight 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 whilst 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, Aldi Supermarket 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. The apartment is located on the second floor and upon leaving the lift and bearing to the left number 25 can be found on the left hand side and a front door opens directly to the

RECEPTION HALLWAY

Having ceiling light points, intercom system and doors opening to the lounge diner, double bedroom, shower room and generous airing/store cupboard



DUAL ASPECT LOUNGE DINER 19'3" x 10'5" (5.87m x 3.18m)



Having double glazed windows overlooking the rear and side, feature fire surround with inset electric fire, underfloor heating, two ceiling light points and part multi paned glazed door opening to the



FULLY FITTED KITCHEN 7'10" x 6'10" (2.39m x 2.08m)



Having double glazed window overlooking the rear communal garden, 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, electric oven with microwave shelf over, electric hob with extractor canopy over and integrated fridge freezer

DOUBLE BEDROOM
12'8" x 10'4" max (3.86m x 3.15m max)



Having ceiling light point, underfloor heating, double glazed window overlooking the rear and door 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 RESIDENTS 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

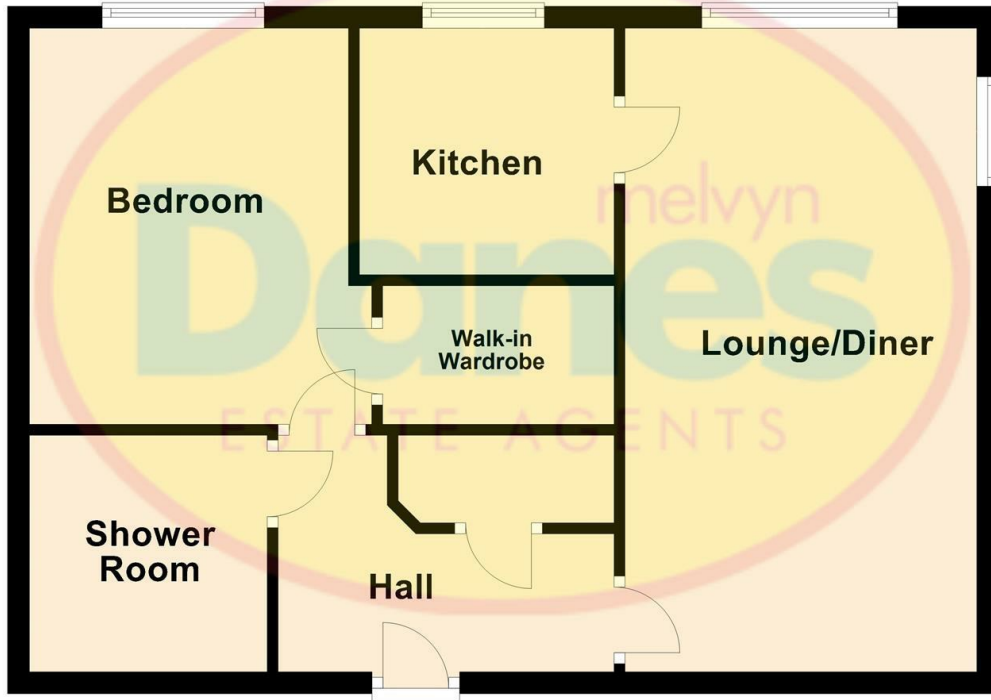
GARDEN ROOM

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.

Second 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 appx £175 – Ground rent £240 PA. We have not confirmed this information as yet and any interested party is advised to seek confirmation of this.

VIEWING

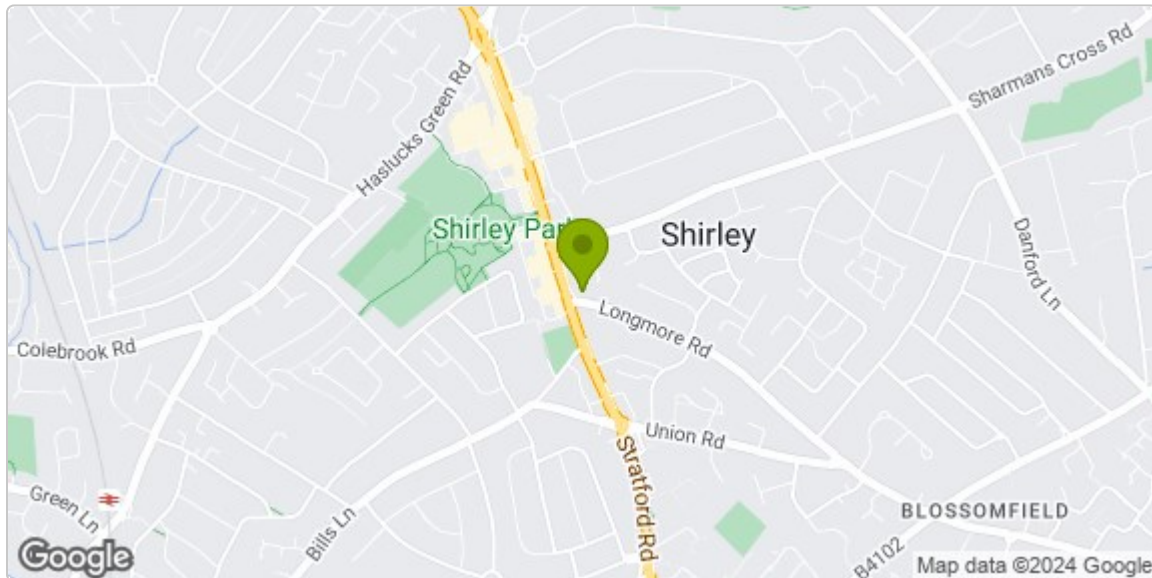
By appointment only please with the Shirley office on 0121 744 2801.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	85
(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	

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