



26 DOVE HOUSE COURT, GRANGE ROAD, SOLIHULL, B91 1EW

ASKING PRICE OF £155,000

EPC: C Council Tax Band: F



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Sought After Dove House Court Retirement Development
- No Upward Chain
- Lift, Gated Entry & 24-Hour Assistance
- Landscaped Communal Gardens
- Two Double bedrooms
- Gas Central Heating & Double Glazing
- Wet Room Plus Separate WC
- Residents' Lounge with Dining Option



A spacious and well-presented two double bedroom first floor retirement apartment, ideally located within the highly sought after Dove House Court development. Designed for comfortable and secure independent living, the property benefits from gas central heating and double glazing, and offers well-proportioned accommodation including a welcoming communal reception hall, private entrance hall, bright and airy lounge, fully fitted kitchen, two generous double bedrooms - one of which features a fitted wardrobe, a wet room complete with a walk-in shower, a separate bath and a WC, separate WC. Residents enjoy access to beautifully maintained communal gardens and a variety of on-site amenities, including an emergency pull-cord system, an elegant residents' lounge with an optional silver service dining experience, regular social events, secure electric gated entry, lift access to all floors, 24-hour emergency assistance, and an on-site manager providing peace of mind.

COMMUNAL RECEPTION HALL

PRIVATE ENTRANCE HALL Large storage cupboard.

LOUNGE 10' 11" x 20' 9" (3.335m x 6.334m)

Bright and spacious living area.

KITCHEN

BEDROOM ONE 10' 5" x 16' 9" (3.187m x 5.122m)

Fitted wardrobe.

BATHROOM/WETROOM/WC 7' 8" x 12' 0" (2.358m x 3.672m)

With a walk-in shower and a separate bath.

BEDROOM TWO 10' 5" x 9' 11" (3.192m x 3.032m)

SEPARATE WC

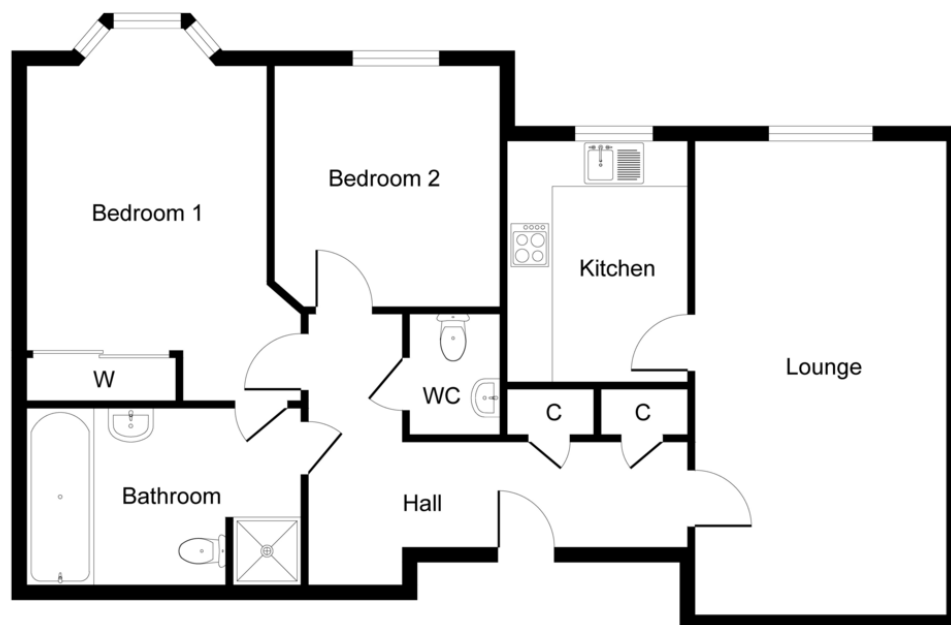
COMMUNAL GARDENS



Length of Lease: 990 years (at 2025)

Service Charge: £8,460.00 (includes 1 1/2 hours per week cleaning)

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Approx. Gross Internal Floor Area 847 sq. ft / 78.66 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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Solihull 6 The Square, Solihull, West Midlands B91 3RB
T: 0121 704 0100 **E:** info@ruxtonproperty.co.uk

www.ruxtonproperty.co.uk



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