



Dove Tree Court Stratford Road, Shirley Solihull B90 3AR

welcome to

Dove Tree Court Stratford Road, Shirley Solihull

BUYER'S INCENTIVES AVAILABLE. 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.

"We are acting in the sale of the above property and have received an offer of £190,000."

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place'

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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welcome to

Dove Tree Court Stratford Road, Shirley Solihull

- BUYER'S INCENTIVES AVAILABLE
- OVER 60'S RETIREMENT APARTMENT
- NO ONWARD CHAIN
- KITCHEN
- MASTER BEDROOM WITH BALCONY AND ENSUITE

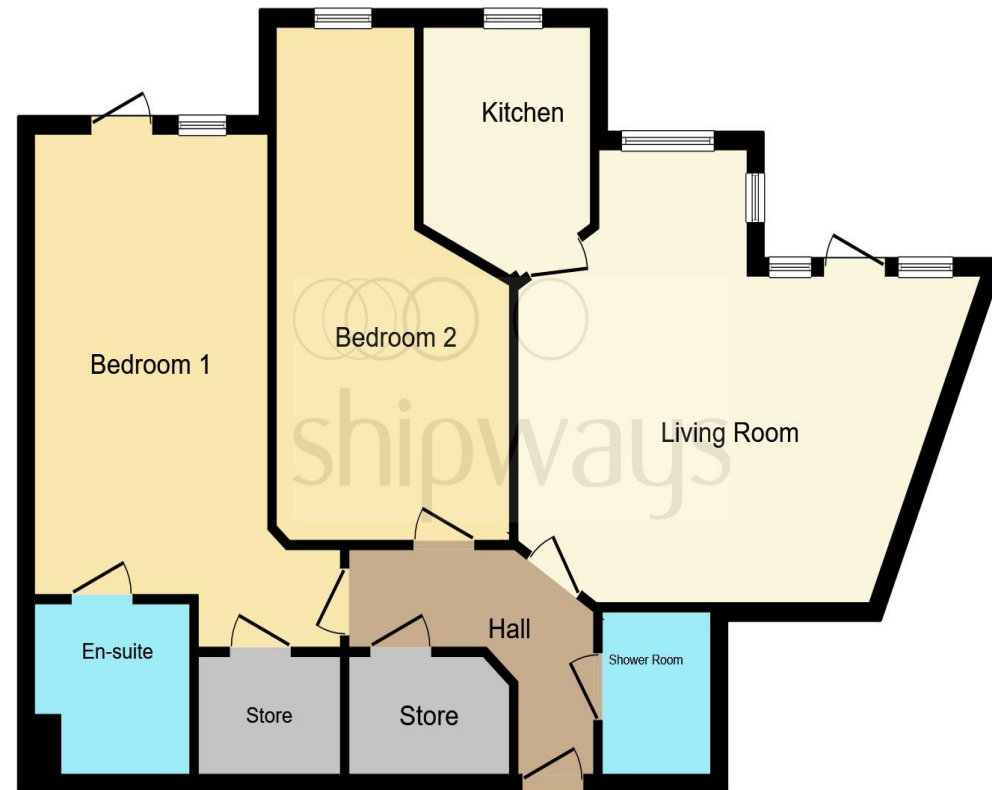
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4277.28

Ground Rent: 495.00

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.

offers over **£200,000**



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

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Property Ref:
SLY111230 - 0017

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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