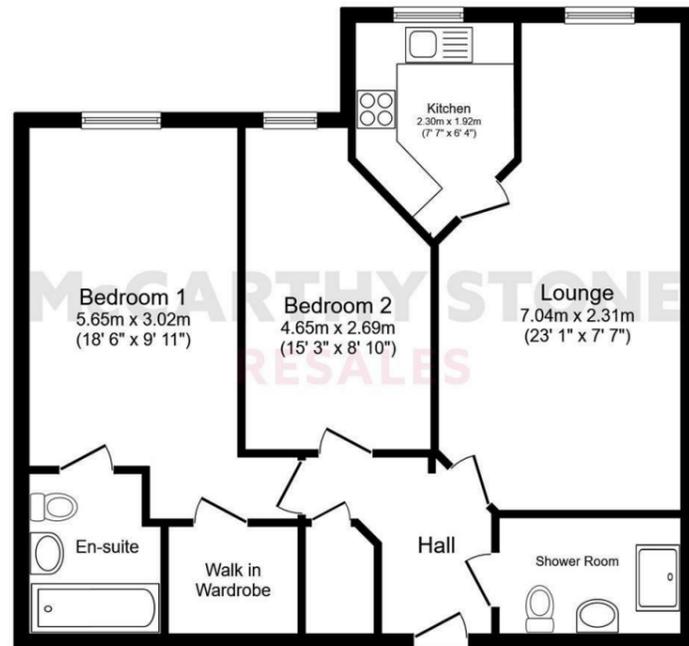


27 Dugdale Court

Coventry Road, Birmingham, B46 3AT

PRICE REDUCED



Total floor area 75.9 m<sup>2</sup> (817 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C



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



PRICE REDUCTION

Asking price £240,000 Leasehold

A beautifully presented LUXURY TWO bedroom retirement apartment in Coleshill. The property benefits from TWO DOUBLE bedrooms, master bedroom with BATHROOM ENUSUITE and an ADDITIONAL SHOWER ROOM. Situated on the TOP FLOOR with lifts to all floors with a pleasant outlook.

Set in one of our most PRESTIGIOUS developments and forms part of our RETIREMENT LIVING RANGE for over 60's.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Dugdale Court, Coventry Road, Coleshill,

## 2 Bed | £240,000

PRICE  
REDUCED

### Summary

The highly desirable Dugdale Court is a McCarthy & Stone Retirement Living development, and is located in the heart of Coleshill. Dugdale Court has a dedicated House Manager on site during the day to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

### Entrance Hall

A front door with spy hole and letter box opens into the entrance hall. From the entrance hall you have a door to the spacious walk in storage cupboard. All other doors lead to the main shower room, both bedrooms, and living room. Emergency speech module and pull-cord. Smoke detector. The apartment is fitted with a Ventilation system throughout and a washing machine.

### Living Room

A bright and airy living room benefiting with a two double glazed patio doors opening inwards to a Juliette balcony with very pleasant outlook. TV & Sky+ connection point. Telephone point. Power sockets. A part glazed solid wood door leads into the separate kitchen.

### Kitchen

Fitted kitchen with a range of wall and base units. Integrated fridge/freezer. Built in oven with side opening door. Four ringed electric hob with chrome extractor hood over. Stainless steel sink unit, with drainer and mixer tap. For added convenience there is a freestanding dishwasher installed in the kitchen. Double glazed window. Tiled floor and splash back.

### Master Bedroom

A good sized double bedroom with central light fitting. Double glazed window. TV and telephone point. Doors off to a Walk in wardrobe and a bathroom en-suite.

### Bathroom En-Suite

A fully tiled Bathroom with wash hand basin, WC and Bath. Heated towel rail. Emergency pull-cord. Fitted mirror.

### Shower Room

A fully tiled shower room with wash hand basin, WC and shower cubicle. Wall fitted bathroom cabinet, Heated towel rail. Emergency pull-cord. Fitted mirror.

### Bedroom Two

A second good sized double bedroom with fitted German made wardrobes with double mirrored doors. Double glazed window. TV and telephone point, central light fitting. Currently used as snug/office

### Service charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £4,138.79 for financial year ending 30th September 2026.

### Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Leasehold Information

Lease : 125 years from 1st Jan 2015

Ground rent £495 per annum

Ground rent review: 1st Jan 2030

### Additional Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric under floor heating
- Mains drainage

