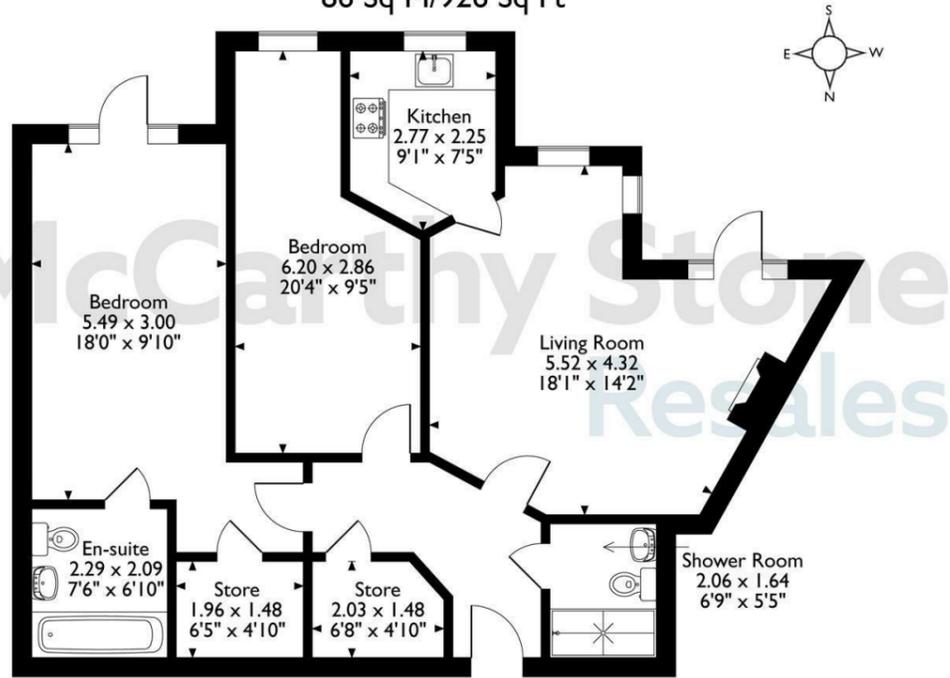
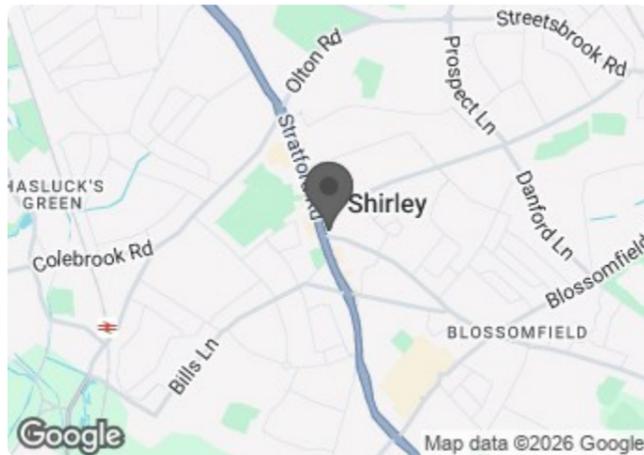


Dove Tree Court, Apartment 7, 287, Stratford Road, Solihull  
 Approximate Gross Internal Area  
 86 Sq M/926 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**7 Dove Tree Court**

287 Stratford Road, Solihull, B90 3AR



**Asking price £260,000 Leasehold**

\*\* EXPECT TO BE IMPRESSED by this well presented GROUND FLOOR APARTMENT with PATIOS\*\* which forms part of McCarthy & Stone's Retirement Living range for OVER 60'S.

The accommodation briefly comprises of TWO BEDROOMS, spacious LOUNGE/DINER with access to a patio area. MODERN FTTED KITCHEN. MASTER BEDROOM with walk in wardrobe and shower room ensuite, also having a doorway out to a patio area. A second double bedroom and an additional shower room are located off the hallway.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER

**Call us on 0345 556 4104 to find out more.**

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Dove Tree Court, 287 Stratford Road, Shirley, Solihull

2 bed | £260,000

## Summary

Dove Tree court is a McCarthy and Stone Retirement Living development, made up of 33 one and two bedroom apartments. The development offers a homeowners' lounge which is a great space for social events, there is also a roof terrace ideal for sitting out on in the summer. For convenience there is also a guest suite which visitors can book into for a small fee (usually around £25 per night). The dedicated House Manager is on site during their working hours to take care of the running of the development.

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, security, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Set back on the Stratford road ideally located near to shops and on the main route for bus routes, this development is an ideal place to spend your retirement.

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Entrance Hall

A front door with spy hole and letter box opens into a generous sized hallway. From the entrance hall you have a door to the storage cupboard which houses the Gledhill boiler system. All other doors lead to shower room, bedrooms and living room. The door entry system and emergency speech module and smoke detector is located in the hallway. The apartment is also fitted with a Ventilation system throughout and under floor heating.

## Living Room

A spacious dual aspect living room benefiting from a feature fireplace with inset electric fire creating a great focal point. Having ample space for dining.

With two double glazed windows and patio doors leading to a walk out patio area. TV point, power point, and telephone point. Two ceiling light fittings. An oak effect part glazed door leads into a separate kitchen.

## Kitchen

Fully fitted kitchen with a range of wall and base units. Integrated Fridge-freezer. Built in waist high electric oven. Four ring induction hob with chrome extractor hood over. The stainless steel sink unit, with drainer and mixer tap, sits beneath a double glazed window.

## Master Bedroom

A good sized double bedroom with a walk in wardrobe housing bespoke shelving and storage. Double glazed window and doorway opening out to a patio area. TV and telephone point. Central ceiling light. Having a shower room ensuite.

## Bathroom Ensuite

Fully tiled bathroom room with vanity unit wash hand basin with mirror over. WC, paneled bath with shower over. Heated towel rail. Emergency pull-cord. Tiled floor.

## Bedroom Two

A second double bedroom having a double glazed floor to ceiling window and offering a variety of uses.

## Shower Room

Additional shower room, located off the hallway with vanity unit wash hand basin with mirror over and WC

## 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
- Communal laundry
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- WIFI in the homeowners lounge

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

The annual service charge is £4,390.80 for the financial year ending 31/03/2026.

## 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.

## Lease Information

Lease: 125 years from June 2013

Ground rent: £495 per annum

Ground rent review: 1st June 2028

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

