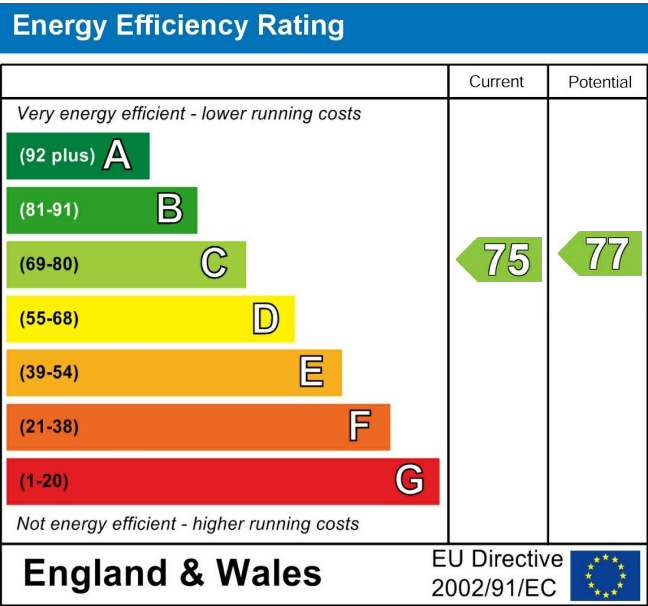
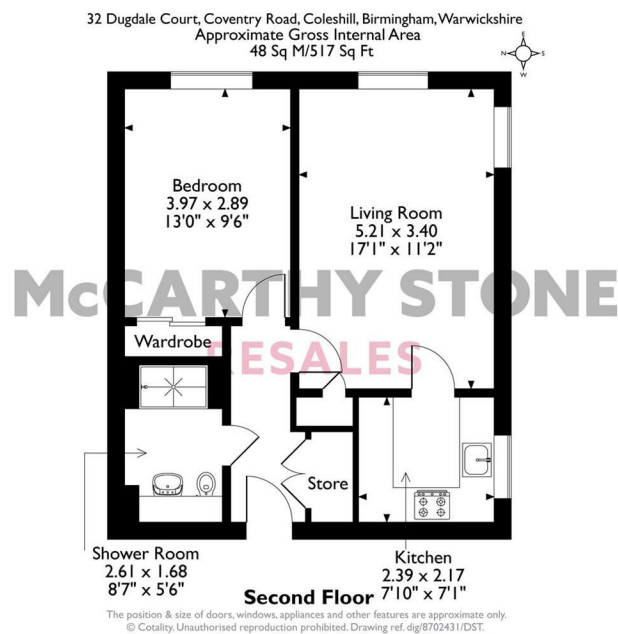




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



32 Dugdale Court

Coventry Road, Birmingham, B46 3AT

1 1 **Council Tax Band: B**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 32 Dugdale Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- A delightful One Bedroom Retirement Apartment
- McCarthy Stone Retirement Living for Over 60's
- Located on the First Floor with Lifts to all Floors
- House Manager Onsite During Office Hours
- Homeowners Lounge
- Landscaped Communal Gardens
- Craft room and Beauticians Room
- Pet Friendly
- Energy efficient

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

32 Dugdale Court, Birmingham

 1 |  1 | Asking price £150,000

Dugdale Court

The highly desirable Dugdale Court is one of our Retirement Living developments, 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.

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 welcoming entrance hall, having the door entry system and 24hr Emergency

system. From the entrance hall you have a door to storage cupboard housing the Gledhill Pulsa Coil Thermal hot water tank. All other doors lead to; the bedroom, shower room and living room. The apartment is fitted with a Vetaxia Ventilation system throughout.

Living Room

A generous, bright and airy dual-aspect living room offering an excellent amount of space for both comfortable seating and a dedicated dining area. The room enjoys plenty of natural light from two double-glazed windows, creating a pleasant and welcoming environment throughout the day.

The living room is well equipped with a TV/Sky+ connection point, telephone point, ample power sockets and two ceiling light fittings, providing both practicality and flexibility for everyday living and entertaining.

An attractive oak-effect, part-glazed solid wood door leads through to the separate kitchen, adding a stylish feature while allowing additional natural light to flow between the two rooms. The generous proportions make this an ideal space for relaxing, dining and entertaining guests.

Kitchen

Fitted kitchen with a range of wall and base units. Integrated fridge/freezer. Built in oven with top opening door and Four ringed induction hob with chrome extractor hood over. Integrated washing machine/dryer. The stainless steel sink unit, with drainer and mixer tap, sits beneath a double glazed window. Tiled floor and splash back.

Bedroom

A generous and well-proportioned double bedroom, offering excellent space for a range of bedroom furniture and providing a comfortable and relaxing environment. The room benefits from built-in wardrobes, providing ample storage space with fitted shelving and hanging rails for clothes and personal belongings. There are also TV and telephone connection points, adding to the practicality and convenience of the room. The bedroom is light, spacious and well suited to comfortable retirement living.

Shower Room

Fully tiled including a double width shower unit. Vanity unit wash

hand basin with storage below and fitted mirror above. Wall mounted vanity cupboard, WC. Large wall mounted heated towel rail. Emergency pull-cord.

Service Charge Information

- 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: £2,759.20 for financial year ending 30th September 2026

Lease Information

Lease: 125 years from 1st Jan 2015
Ground rent: £425 per annum
Ground rent review: 1st Jan 2030

Parking Information

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.

Additional Information & Services

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

