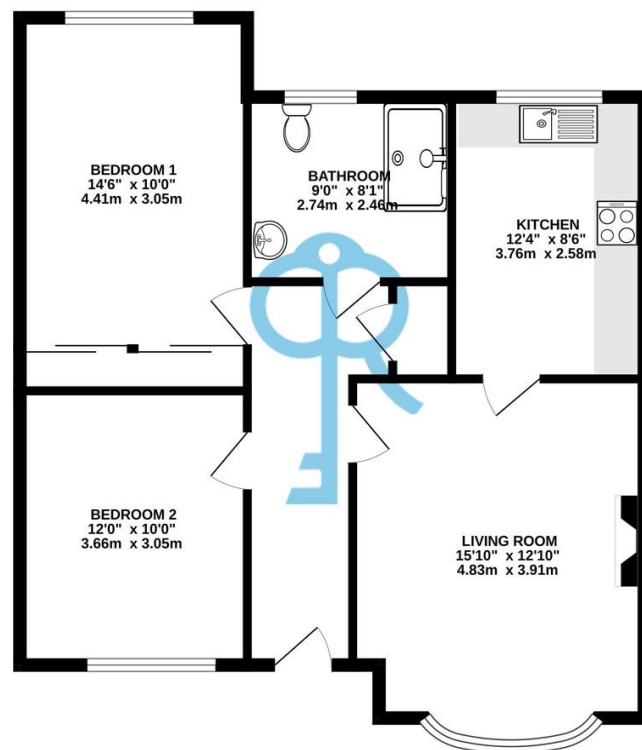




Floorplan Layout

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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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



Dovehouse Court, Grange Road, Solihull, B91 1EW

Asking Price Of £160,000

- Sought After Dove House Court Retirement Development
- No Upward Chain
- Lift, Gated Entry & 24-Hour Assistance
- Outside Ground Floor Apartment
- Two Double Bedrooms
- Wet Room





Dovehouse Court, Solihull, B91 1EW

Asking Price Of £160,000

Property Description

A spacious and well-presented two double bedroom ground floor retirement apartment, with direct access to the communal courtyard giving close proximity and easy access to the Dovehouse Court facilities and communal areas. 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. 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 and dining room, with an optional daily silver service, including a Sunday lunch, or regular cafe meals for lunch, with the ability to have meals delivered to individual apartments on request.

Dovehouse Court is directly opposite Dovehouse Lane shops providing useful everyday amenities, including a large pharmacy, cafe, Cornucopia (butcher, deli and fishmonger), convenience store, opticians, laundry and post office. Easy access to Solihull and Birmingham by regular bus service just outside the property on Warwick Road. 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.



ENTRANCE HALL A spacious and welcoming entrance hall providing an excellent first impression on entering the apartment, with a useful storage cupboard providing additional practical space.

LIVING ROOM A bright and spacious living room featuring a large window overlooking the attractive communal courtyard, allowing plenty of natural light into the room. The focal point is the feature fireplace with an attractive surround including an electric fire, complimented by wall lighting and two ceiling lights.

KITCHEN A well-proportioned kitchen offering ample storage and workspace, with a good range of floor-standing and wall mounted units. The kitchen provides space for a small dining table and chairs. Integrated appliances include a built-in electric oven and gas hob with additional space and plumbing for a fridge/freezer and washing machine.

BATHROOM A modern and practical wet room featuring a level access shower, low maintenance flooring, W/C and wash hand basin. The room is designed for ease of access and everyday convenience.

MASTER BEDROOM A generously proportioned double bedroom, offering excellent space for a range of bedroom furniture. The room benefits from built-in wardrobes.

BEDROOM TWO Another good-sized double bedroom with a window to the front, allowing plenty of natural light.

COMMUNAL LOUNGE Direct outside access to Dovehouse Court into the communal lounge is from a separate doorway off the courtyard, adjacent to the property.

COMMUNAL GARDENS The property enjoys access to well-maintained communal gardens, providing an attractive landscaped surroundings and pleasant outdoor space. There are a number of seating areas, offering residents a lovely place to relax and enjoy the peaceful communal setting.

Length of Lease: 960 years (at 2026)

Service Charge: £9,156 pa.

Ground Rent: Peppercom

To book a viewing of this property:

Email info@ruxtonproperty.co.uk

Call +44 (0)121 704 0100

