

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a residential property. In the foreground, a paved road with double yellow lines curves to the right. To the left of the road is a large, dense green bush. To the right is a well-maintained garden with various plants and flowers. In the background, a large, multi-story brick building with white balconies and windows is visible. A large, mature tree stands in the center of the property. The sky is blue with scattered white clouds.

**Dove House Court, Grange Road
Solihull
Asking Price £180,000**

Description

Dovehouse Court will be found just off Grange Road which leads directly to the A41 Warwick Road opposite the Dovehouse parade of shops offering independent retailers and coffee shops. Regular bus services operate along the A41 to the town centre of Solihull and in the opposite direction, via Acocks Green, to the city centre of Birmingham.

Olton Railway Station is a short distance away providing services to Birmingham and beyond and Solihull has its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

The complex has gated access with driveway leading through the pleasant communal gardens to resident and visitor parking. A secure communal entrance door leads into a foyer where the house manager's office is sited along with access to resident's lounge, dining room and conservatory. Number 54 has an independent front door accessed from the second floor serviced by a lift and a stair case.

The accommodation is generous in size but would probably benefit from some cosmetic upgrades and comprises of sizeable entrance hall with various storage options, large living/dining room with double aspect windows over the grounds and access into the fitted kitchen. The kitchen offers a range of integrated appliances and has the space for a table and chairs under the window.

The apartment offers two bedrooms both of which are great sized double with fitted wardrobes. The principle room is particularly large and both have views over the communal grounds. Parking is available on site and the building is serviced by a house manager.



Accommodation

Communal Entrance

Communal Living And Dining Room

Private Entrance Hall

Living/Dining Room

17'5" x 17'9" (5.328 x 5.417)

Kitchen/Breakfast Room

8'0" x 15'9" (2.440 x 4.816)

Bedroom One

9'9" x 22'0" (2.985 x 6.713)

Bedroom Two

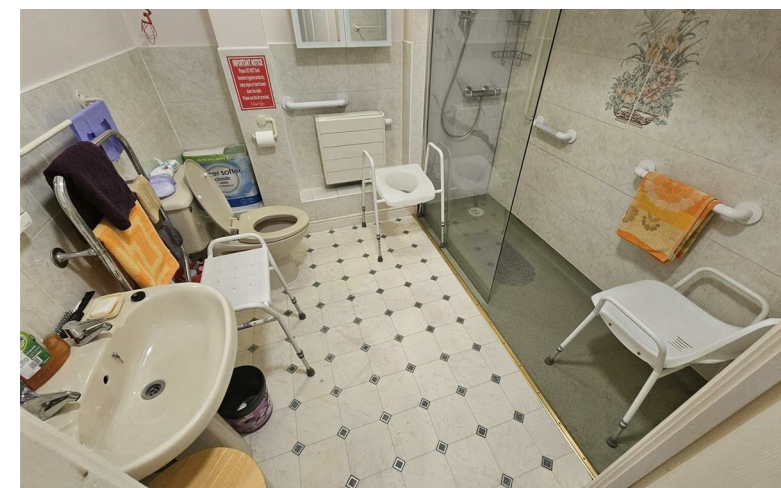
12'9" x 11'3" (3.889 x 3.430)

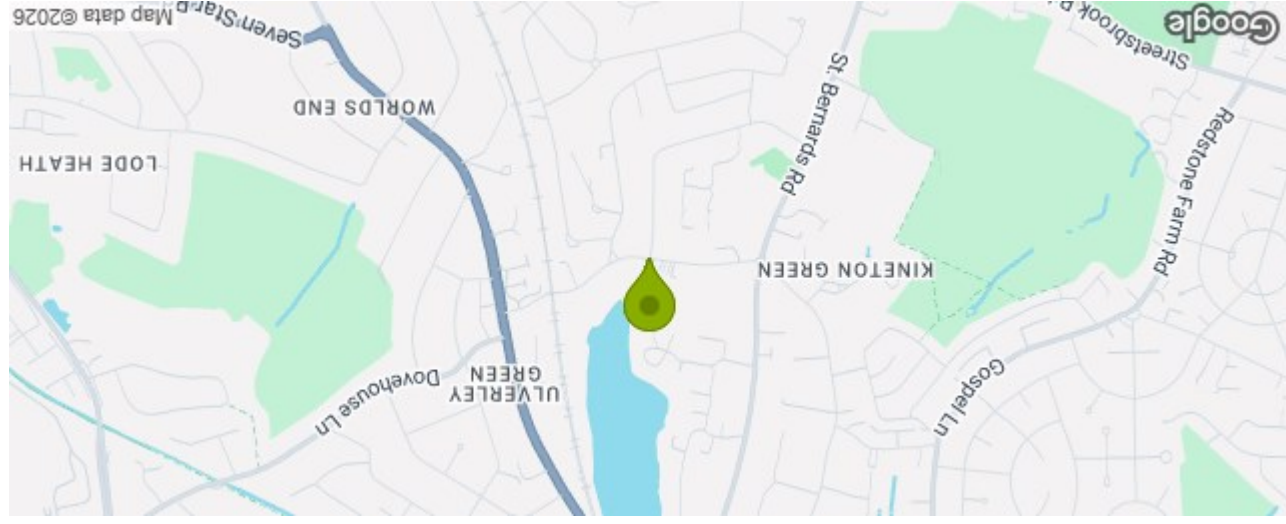
Shower Room

7'10" x 8'0" (2.395 x 2.440)

Communal Parking

Communal Gardens





Dove House Court Dove House Court, Grange Road Solihull
Solihull B91 1EW
Council Tax Band: F

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

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

