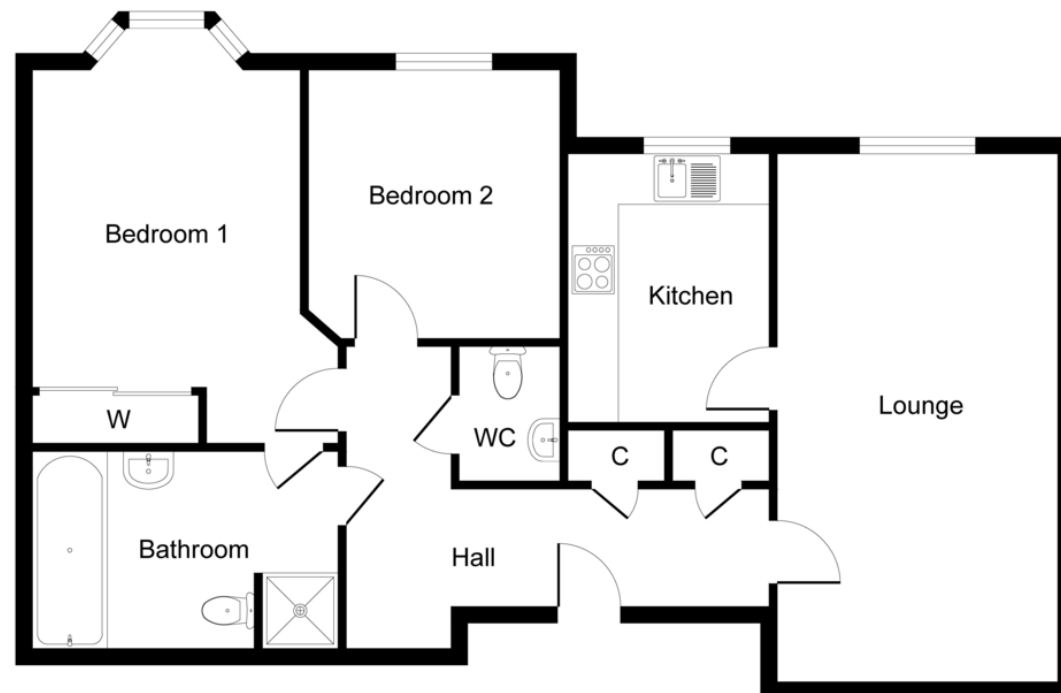




Floorplan Layout



Approx. Gross Internal Floor Area 847 sq. ft / 78.66 sq. m

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 are 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



Dove House Court, Warwick Grange, Solihull, B91 1EW

Asking Price Of £155,000

- Sought After Dove House Court Retirement Development
- No Upward Chain
- Lift, Gated Entry & 24-Hour Assistance
- Landscaped Communal Gardens
- Two Double bedrooms
- Gas Heating & Double Glazing
- Wet Room Plus Separate W/C
- Residents' Lounge with Dining Option





Dove House Court, Solihull, B91 1EW

Asking Price Of £155,000

Property Description

A spacious and well-presented two double bedroom first floor retirement apartment, ideally located within the highly sought after Dove House Court development. 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, a separate bath and a WC, separate WC. 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 with an optional silver service dining experience, regular social events, secure electric gated entry, lift access to all floors, 24-hour emergency assistance, and an on-site manager providing peace of mind.



COMMUNAL RECEPTION HALL

PRIVATE ENTRANCE HALL Large storage cupboard.

LOUNGE 10' 11" x 20' 9" (3.335m x 6.334m) Bright and spacious living area.

KITCHEN

BEDROOM ONE 10' 5" x 16' 9" (3.187m x 5.122m) Fitted wardrobe.

BATHROOM/WETROOM/WC 7' 8" x 12' 0" (2.358m x 3.672m) With a walk-in shower and a separate bath.

BEDROOM TWO 10' 5" x 9' 11" (3.192m x 3.032m)

SEPARATE WC

COMMUNAL GARDENS

Length of Lease: 990 years (at 2025)

Service Charge: £8,460.00 (includes 1 1/2 hours per week cleaning)

LOCATION 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.

To book a viewing of this property:

Email info@ruxtonproperty.co.uk

Call +44 (0)121 704 0100

