



# Dove House Lane, Solihull

Guide Price £385,000



## PROPERTY OVERVIEW

This beautifully presented two bedroom ground floor apartment, built in 2019, offers an exceptional standard of living within a secure gated development.

From the moment you enter the welcoming hallway, you are greeted with ample storage solutions and a sense of space that continues throughout the home. The heart of the apartment is a stunning open plan kitchen/dining and family room, finished to a high specification and designed to maximise both comfort and practicality. The kitchen features modern cabinetry and integrated appliances, seamlessly blending into the spacious living and dining areas, making it ideal for both every-day living and entertaining guests.

Both double bedrooms are generously proportioned and benefit from fitted storage, ensuring a clutter-free environment. The principal bedroom boasts a luxurious en-suite shower room and double doors that open to a patio seating area (perfect for relaxing or enjoying a morning coffee). A stylish family bathroom serves the second bedroom and guests, complementing the high quality finishes found throughout the property. Large windows flood each room with an abundance of natural light, creating a bright and inviting atmosphere.





The apartment benefits from underfloor heating throughout, providing a luxurious sense of comfort and energy efficient living.

For added convenience, the apartment includes two allocated parking spaces situated behind the secure gated entrance, providing peace of mind and ease of access. Residents also enjoy the use of well maintained communal grounds, further enhancing the sense of community and care within the development.

This apartment represents an outstanding opportunity for those seeking a modern, low maintenance home with thoughtful design touches and an enviable specification, all within a private and secure setting.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Leasehold





- Immaculately Presented Two Bedroom Ground Floor Apartment
- Great Location Close To Local Shops, Amenities & Transport Links
- Abundance Of Natural Light Throughout
- Excellent Open Plan Kitchen / Dining / Family Room
- Modern Finish and Underfloor Heating Throughout
- Two Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Well Maintained Communal Grounds
- Secure Gated Entrance With Two Allocated Parking Spaces

#### **HALLWAY**

#### **KITCHEN/DINING & FAMILY ROOM**

19' 8" x 15' 4" (6.00m x 4.68m)

#### **PRINCIPAL BEDROOM**

10' 0" x 11' 8" (3.04m x 3.56m)

#### **ENSUITE**

6' 5" x 7' 1" (1.96m x 2.15m)

#### **BEDROOM TWO**

10' 3" x 10' 3" (3.12m x 3.12m)

#### **BATHROOM**

6' 11" x 6' 0" (2.11m x 1.82m)

#### **TOTAL SQUARE FOOTAGE**

76.0 sq.m (815 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **PATIO SEATING AREA**

#### **WELL MAINTAINED COMMUNAL GROUNDS**

#### **ALLOCATED PARKING**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, curtains, blinds and light fittings.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £3,000 pa. Ground rent - £300 pa.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

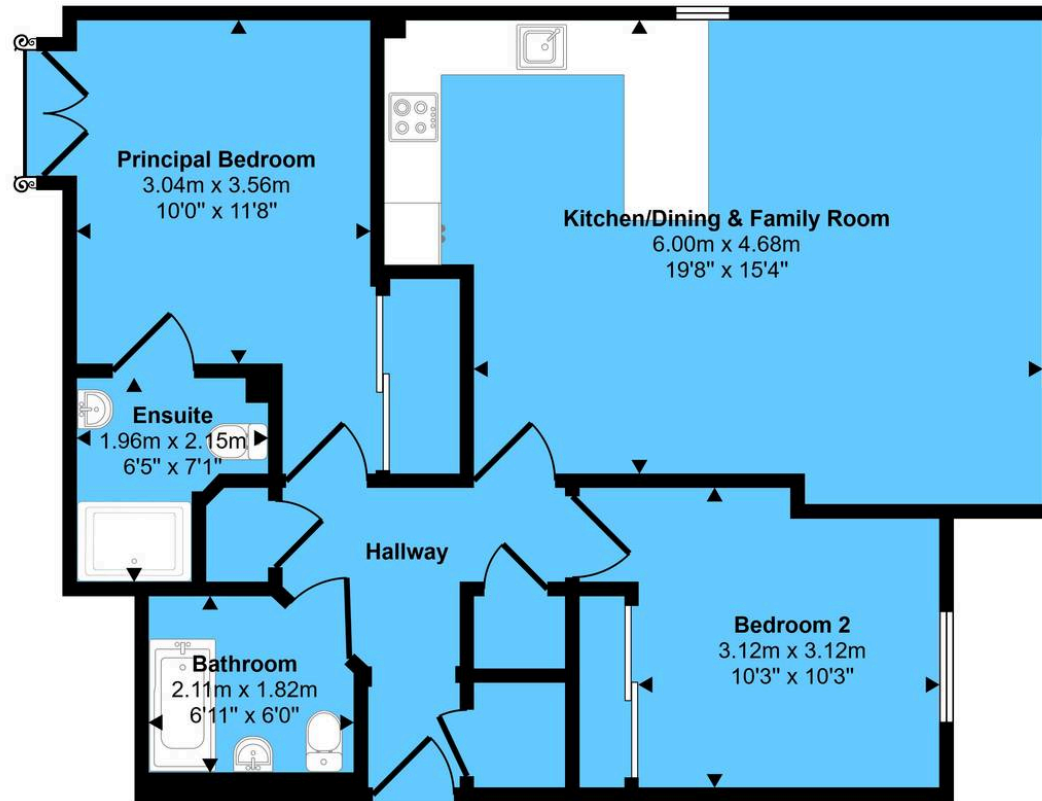
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
76 sq m / 815 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

