



# Dove House Lane, Solihull

Guide Price £560,000





## PROPERTY OVERVIEW

Nestled within a sought-after gated community, this exceptional three-bedroom ground floor apartment offers a harmonious blend of luxury living and contemporary design. Boasting an abundance of natural light throughout, this residence provides the perfect canvas for both relaxation and entertaining.

Greeted by a spacious entrance hallway that elegantly sets the tone for the rest of the apartment, the heart of the home lies in the stunning open plan kitchen/diner, complete with fully integrated appliances, a large central island complemented by a breakfast bar, and double doors that seamlessly connect the interior to the serene rear garden. The generously sized living room boasts excellent views of Olton Golf course, creating an inviting space for unwinding.

The apartment features three versatile bedrooms, each offering ample space and comfort. The principal bedroom is a sanctuary in itself, featuring a large double bed, an ensuite bathroom, and a dressing room, offering a private retreat from the every-day. The remaining bedrooms share access to a well-appointed family bathroom, ensuring that every resident's needs are met with convenience and style.





Stepping outside, one is welcomed by beautifully maintained communal gardens, perfect for enjoying the fresh air and tranquillity of the surroundings. The property also boasts its private large patio area, a versatile space ideal for alfresco dining or simply basking in the sunshine.

Beyond the secure gated entrance, this property offers a lifestyle of sophistication and convenience, with its proximity to local amenities and transport links making it an ideal home for discerning buyers seeking both luxury and practicality.

With its seamless fusion of modern design elements and timeless charm, this ground floor apartment presents a rare opportunity to own a prestigious residence in a coveted location.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, The Parade shopping facility with 20 outlets (including Chemist, Post Office, two dentists, bakery, ladies/mens hairdressers and laundry), Tudor Grange Swimming Pool/Leisure Centre, Park, Athletics track and 95 acre Olton Golf Course. 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: F

Tenure: Share of Freehold





- Three Bedroom Ground Floor Apartment
- Stunning Open Plan Kitchen/Diner
- Generous Sized Living Room
- Three Versatile Bedrooms
- Principal Bedroom With Dressing Room & Ensuite
- Well Appointed Family Bathroom
- Small Laundry Cupboard
- Beautifully Maintained Communal Gardens With Private Large Patio Area
- Secure Gated Entrance With Two Allocated Parking Spaces

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

16' 11" x 16' 6" (5.16m x 5.03m)

#### **KITCHEN/DINER**

27' 4" x 13' 7" (8.33m x 4.14m)

#### **PRINCIPAL BEDROOM**

13' 8" x 12' 2" (4.17m x 3.71m)

#### **DRESSING ROOM**

7' 3" x 5' 10" (2.21m x 1.78m)

#### **ENSUITE**

8' 4" x 4' 10" (2.54m x 1.47m)

#### **BEDROOM TWO**

13' 2" x 11' 10" (4.01m x 3.61m)

#### **BEDROOM THREE**

11' 11" x 7' 0" (3.63m x 2.13m)

#### **BATHROOM**

11' 10" x 7' 5" (3.61m x 2.26m)

#### **TOTAL SQUARE FOOTAGE**

132.0 sq.m (1421 sq.ft) approx.



**OUTSIDE THE PROPERTY**

**COMMUNAL GARDEN WITH LARGE PATIO AREA**

**TWO ALLOCATED PARKING SPACES WITH POWER POINT**

**ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Neff extractor, Neff fridge/freezer, Neff dishwasher, underfloor heating, all carpets and blinds, some curtains and light fittings and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

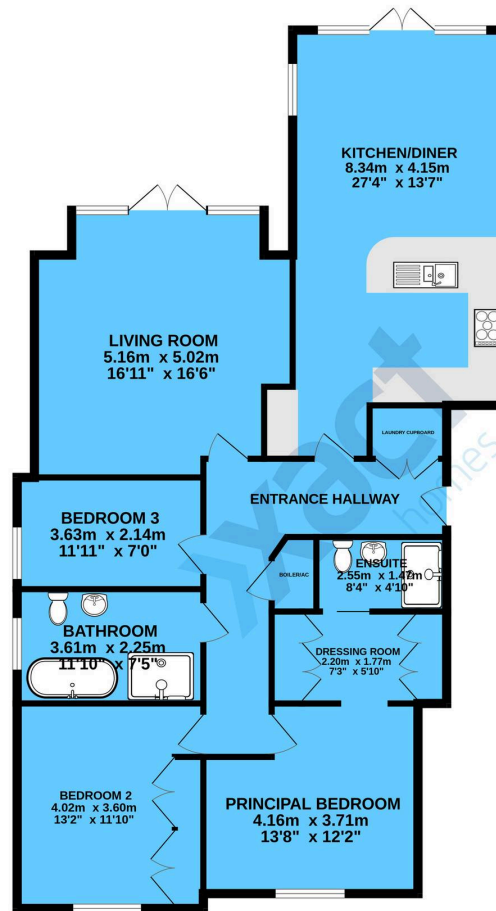
Services - water on meter, mains gas, electricity and sewers. Broadband FTTC (fibre to the cabinet). Service charge - £2,718 pa (2025 already paid). Ground rent - nil.

**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.



GROUND FLOOR



TOTAL FLOOR AREA: 132.0 sq.m. (1421 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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