



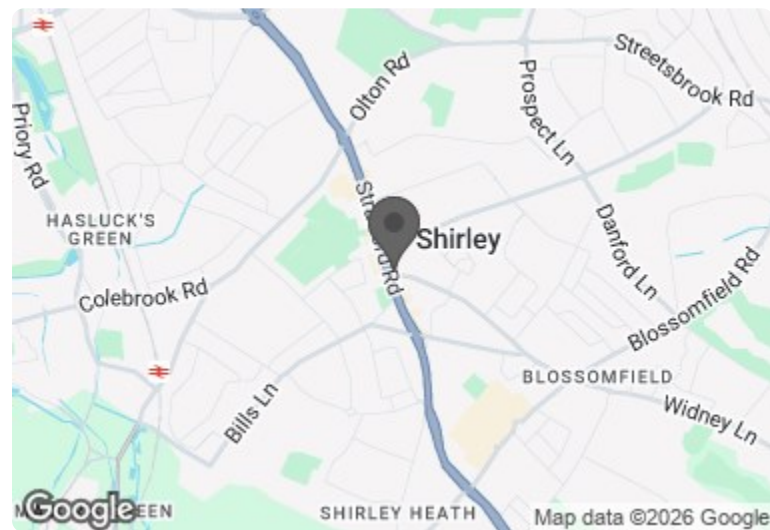
Total floor area 49.9 m<sup>2</sup> (537 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 5 Dove Tree Court

287 Stratford Road, Solihull, B90 3AR

PRICE REDUCED



PRICE REDUCTION

## Offers in the region of £195,000 Leasehold

An IMMACULATELY PRESENTED GROUND floor one bedroom retirement apartment, situated in our EXPERTLY DESIGNED AND POPULAR Dove Tree Court development ~Built & Managed by McCarthy Stone.

The accommodation briefly comprises of a welcoming entrance hallway, spacious living room with French doors to patio area and garden access. One double bedroom with walk in wardrobe and a modern fitted kitchen with appliances.

The development also benefits from a sun lounge and roof terrace.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Dove Tree Court, 287 Stratford Road,

## 1 Bed | £195,000

PRICE  
REDUCED

### Summary

Dove Tree court is a McCarthy and Stone Retirement Living development, made up of 33 one and two bedroom apartments. The development offers a homeowners' lounge which is a great space for social events, there is also a roof terrace ideal for sitting out on in the summer. For convenience there is also a guest suite which visitors can book into for a small fee (usually around £25 per night). The dedicated House Manager is on site during their working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Set back on the Stratford road ideally located near to shops and on the main route for bus routes, this development is an ideal place to spend your retirement.

### MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and

move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Entrance Hall

A front door with spy hole and letter box opens into a welcoming hallway. From the entrance hall you have a door to the storage cupboard which houses the Gledhill boiler system. All other doors lead to shower room, bedroom, and living room. The door entry system and emergency speech module and smoke detector is located in the hallway. The apartment is also fitted with a Ventilation system throughout and under floor heating.

### Living Room

A generous living room benefiting from a feature fireplace with inset electric fire creating a great focal point. A double glazed door to the front leads to a walk out patio area with attractive outlook. TV point, power point, and telephone point. Two ceiling light fittings. An oak effect part glazed door leads into a separate kitchen.

### Kitchen

Fully fitted kitchen with a range of wall and base units. Integrated Fridge-freezer. Built in waist high electric oven. Four ring induction hob with chrome extractor hood over. The stainless steel sink unit, with drainer and mixer tap, sits beneath a double glazed window.

### Bedroom

A good sized double bedroom with a walk in wardrobe housing bespoke shelving and storage. Double glazed floor to ceiling window. TV and telephone point. Central ceiling light.

### Shower Room

Fully tiled shower room with vanity unit wash hand basin with mirror over. WC and level access double width shower unit with glass screen. Heated towel rail. Emergency pull-cord. Tiled floor.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Communal laundry
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- WIFI in the homeowners lounge

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more please contact your Property Consultant or House Manager for further information.

Annual Service charge: £3025.95 for the financial year ending 31/03/2027.

### Parking Permit Scheme

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information

Lease : 125 years from 1st June 2013  
Ground rent: £425 per annum  
Ground rent review: 1st June 2028

### Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

