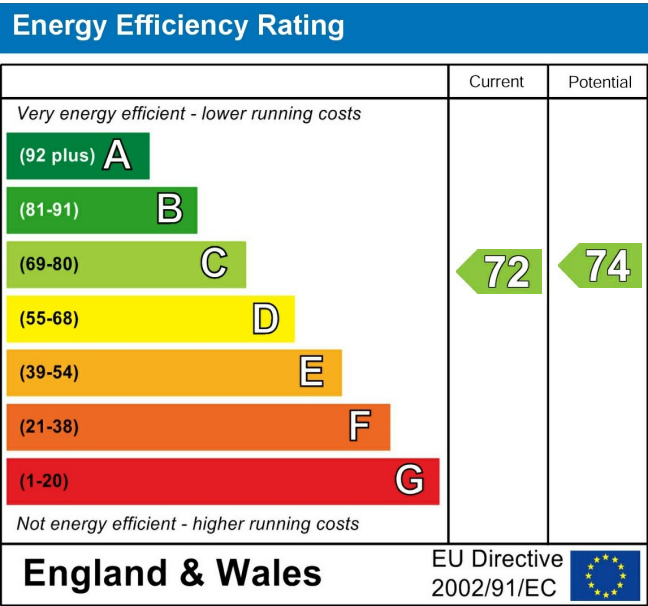
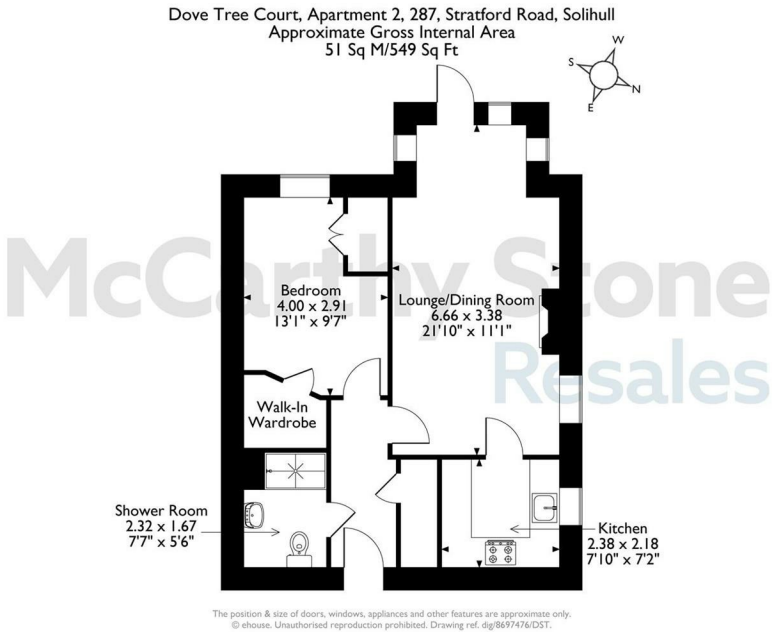




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Registered in England and Wales No. 10716544



2 Dove Tree Court

Stratford Road, Solihull, B90 3AR

1 1 **Council Tax Band: C**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Dove Tree Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £195,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment
- Retirement Living for Over 60's
- One Double Bedroom
- Living Room with Door To Patio Area
- Homeowners' Lounge with audio visual equipment and Wi-Fi
- House Manager on-site during office hours
- Guest Suite for visiting family & friends
- Laundry Room + Lift to all floors
- Landscaped Gardens
- Sun Lounge leading to Roof Terrace

McCarthy & Stone
Resales.

★ Trustpilot

★★★★★

 Rated Excellent

2 Dove Tree Court, Solihull

 1 |  1 | Asking price £195,000

Apartment

An ideal opportunity to purchase a ground floor one bedroom retirement apartment in the highly sort after Dove Tree Court development. The property is presented to an immaculate standard benefiting from under floor heating throughout, walk out patio area, fully fitted kitchen and luxury shower room.

Dove tree Court

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 generous sized 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 generously proportioned dual-aspect living room, filled with natural light and centered around an attractive feature fireplace with an inset electric fire, creating a welcoming focal point. Double glazed windows to the side and double glazed doors to the front opening onto a walk out patio area. The room also benefits from a TV point, telephone point, and multiple power points, along with two ceiling light fittings. A part glazed door leads through to the separate kitchen.

Kitchen

A fully fitted kitchen with a range of wood-effect wall and base units, offering ample storage and workspace. Integrated appliances include a fridge-freezer, dishwasher, a built-in waist-height electric oven with space for a microwave above, and a four-ring induction hob with a contemporary chrome extractor hood above. A stainless steel sink with drainer and mixer tap is positioned beneath a double glazed window, allowing for plenty of natural light while enjoying views outside.

Bedroom

A generously sized double bedroom featuring a walk-in wardrobe and storage with shelving maximising both practicality and style. Also having a built in drawer unit and a dressing table creating a versatile and relaxing environment. Further benefits include a TV point, telephone point, and a central ceiling light fitting.

Shower room

A contemporary, fully tiled shower room fitted with a stylish vanity unit incorporating a wash hand basin with a mirror above.

The suite also comprises a WC and a generous level-access double-width shower with a glazed screen. Additional features include a heated towel rail, tiled flooring, and an emergency pull-cord for added peace of mind.

Service charge details

- 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, please contact your Property Consultant or House Manager for further information.

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

Lease Information

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

Parking

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.

Additional Information & Services

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

