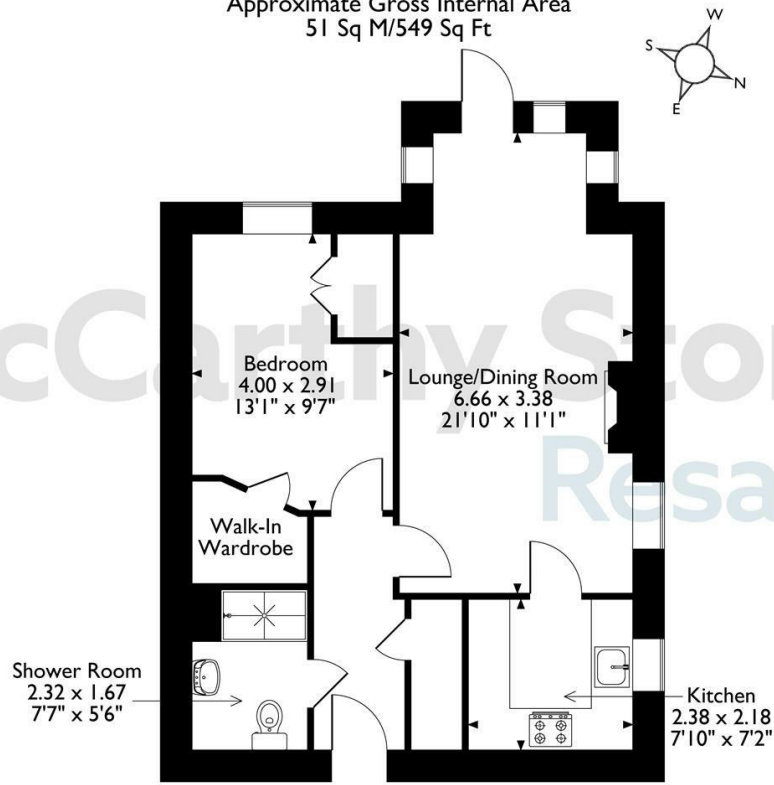
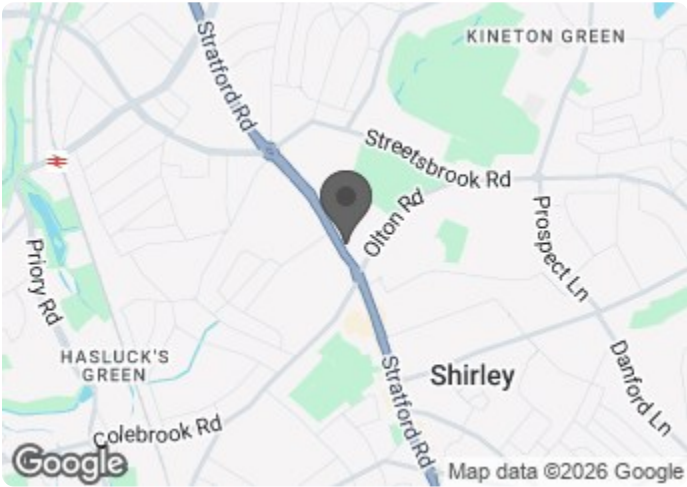


Dove Tree Court, Apartment 2, 287, Stratford Road, Solihull
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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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	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

2 Dove Tree Court

Stratford Road, Solihull, B90 3AR



Asking price £195,000 Leasehold

A spacious and beautifully presented ground floor one-bedroom retirement apartment, benefiting from an outside patio area and situated within the highly sought-after Dove Tree Court development.

This well-appointed apartment offers generously proportioned accommodation throughout, including a bright and welcoming living room with direct access to the patio, perfect for enjoying the outdoors. The modern fitted kitchen features a range of integrated appliances, providing both style and practicality for everyday living.

The spacious double bedroom is complete with a walk-in wardrobe and additional fitted bedroom furniture, offering excellent storage while maximising the available space. A well-designed shower room further enhance the apartment's appeal.

Ideally located within this popular retirement development, residents benefit from a friendly community atmosphere and access to a range of on-site facilities, all within a secure and well-maintained environment.

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for any purpose is strictly prohibited.

Dove Tree Court, Stratford Road, Shirley, Solihull

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

1 bed | £195,000

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

