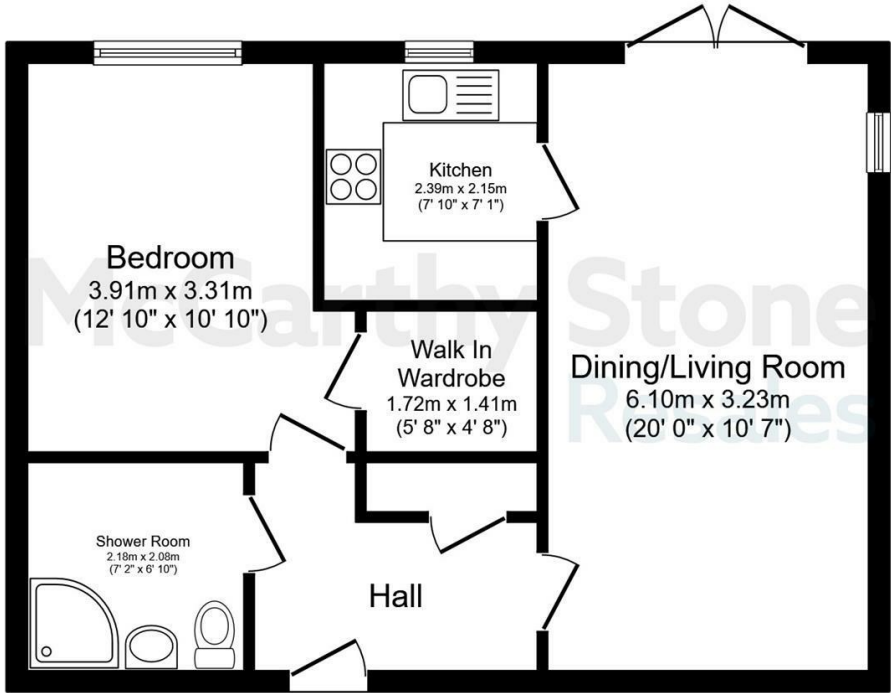


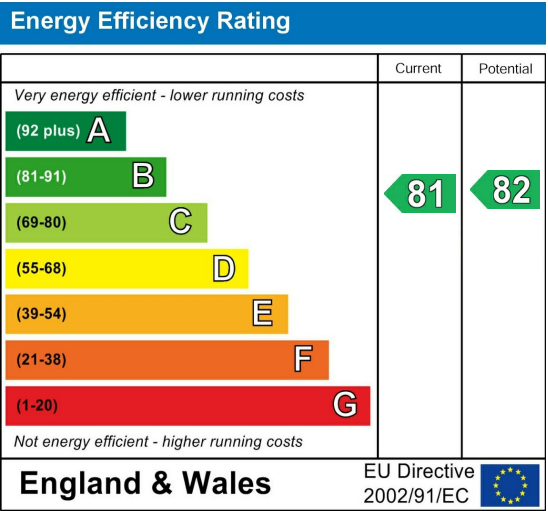
4 Dove Tree Court

Stratford Road, Solihull, B90 3AR



Total floor area 51.6 sq.m. (555 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Offers in the region of £195,000 Leasehold

A well presented ground floor one-bedroom retirement apartment, ideally positioned within the expertly designed and highly sought-after Dove Tree Court development, built and managed by McCarthy Stone.

Beautifully maintained throughout, the accommodation comprises a welcoming entrance hallway, a spacious dual-aspect living room with French doors opening onto a patio and providing direct access to the communal gardens, a generous double bedroom with a walk-in wardrobe, and a contemporary fitted kitchen complete with integrated appliances.

Residents also enjoy access to a superb range of communal facilities, including an elegant sun lounge and an attractive roof terrace, offering the perfect spaces to relax and socialise.

Call us on 0345 556 4104 to find out more.

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Dove Tree Court, Stratford Road, Shirley, Solihull

Dove Tree Court

Dove Tree Court is a McCarthy 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.

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 sink unit, with drainer and mixer tap, sits beneath a double glazed window.

Living room

A spacious dual-aspect rectangular living room, filled with natural light and centred around an attractive feature fireplace with an inset electric fire, creating a warm and inviting focal point. Double glazed windows to the side and double glazed doors to the front open directly onto a private patio area, seamlessly blending indoor and outdoor living. The room is equipped with TV, telephone and power points, along with two ceiling light fittings. An oak-effect part-glazed door provides access to the separate kitchen.

Bedroom

A generously proportioned double bedroom featuring a walk-in wardrobe fitted with bespoke shelving and



1 bed | £195,000

storage solutions, providing excellent organisation and practicality. A double glazed window allows for plenty of natural light, while TV and telephone points add convenience. The room is completed with a central ceiling light fitting.

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 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

Ground rent annual fee - £425

Lease length 125 years from the 1st June 2013.

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

