



**29 DOVECOTE CLOSE, SOLIHULL, B91 2EP**

**OFFERS OVER £340,000**

- LINK DETACHED HOUSE
- CONSERVATORY
- GUEST CLOAKROOM
- MODERN SHOWER ROOM
- PRIVATE REAR GARDEN
- LIVING ROOM
- DINING KITCHEN
- THREE BEDROOMS
- SIDE GARAGE
- CUL DE SAC LOCATION

Dovecote Close leads directly off Dovehouse Lane which links Lode Lane with A41 Warwick Road, both arterial roads providing access to the town centre of Solihull. Lode Lane in turn joins the A45 Coventry Road which leads to Birmingham City Centre or in the opposite direction to junction 6 M42 motorway where there is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The A41 Warwick Road is where one will find the popular Dovehouse parade of shops serving everyday needs. Frequent bus services operate along the A41 to the city centre of Birmingham, via Olton and Acocks Green, or in the opposite direction to the town centre of Solihull.

The property is situated within a quiet cul de sac of houses and bungalows. Set back from the road behind a block paved driveway with side fore garden leading to shallow steps providing access to the accommodation.

### Hallway

UPVC double glazed side entrance door with leaded light, stairs to first floor, central heating radiator, laminate style flooring, doors to living room, kitchen and door to:

### WC

Low flush toilet, hand wash basin with vanity cupboard below, tiling to splash prone areas, tiled floor, chrome heated towel rail, obscure UPVC double glazed window to side.

### Kitchen/Diner

**13'2" x 10'5" max (4.01m x 3.18m max)**



Fitted with a range of 'Shaker' style wall, drawer and base units with work surfaces over, sink unit with drainer and mixer tap, dishwasher, washing machine, fridge, electric cooker, wall mounted Baxi boiler, area for seating, central heating radiator, UPVC double glazed window to front.

### Living Room

**15'11" x 15'1" (4.86m x 4.60m)**



Marble fire surround and hearth with inset gas fire, central heating radiator, UPVC double glazed door to rear and UPVC double glazed sliding doors to:

### Conservatory

**11'10" x 8'5" (3.61m x 2.57m)**

UPVC double glazed window surround, tiled floor and doors leading directly to the patio.

### Landing

Access to the loft, airing cupboard with shelving and water tank, doors leading to:

### Bedroom 1

**15'0" x 9'1" (4.57m x 2.77m)**

UPVC double glazed window to the rear, central heating radiator, deep fitted wardrobes with sliding doors.

### Bedroom 2

**13'3" x 8'2" (4.04m x 2.49m)**



UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding doors.



**Bedroom 3**  
**10'0" x 6'10" (3.05m x 2.08m)**



UPVC double glazed picture window to the front, central heating radiator.

**Modern Shower Room**



Fitted with a double shower tray with glass screen and full splashback with electric shower over, hand wash basin with mono mixer tap and vanity cupboard beneath, low flush toilet, tiling to splash prone areas, heated towel rail, recessed spot lights, obscure UPVC double glazed window to the side.

**Garden**



Private rear garden with fencing and conifer screening, raised patio with steps down to lawn, mature borders and pedestrian access to the side garage.

**Garage**  
**18'4" x 9'3" (5.59m x 2.82m)**

Up and over door to the front, power and lighting, understairs storage area.

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

Leaving the town centre of Solihull via Lode Lane proceed past the hospital and through the traffic light junction with Solihull By Pass. Continue along Lode Lane and at the traffic lights opposite JLR turn left into Dovehouse Lane and the left into Dovecote Close where the property will be found on the right hand side.

**TENURE** We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC