melvyn Danes
ESTATE AGENTS

Grange Road

Solihull

Asking Price £120,000

Description

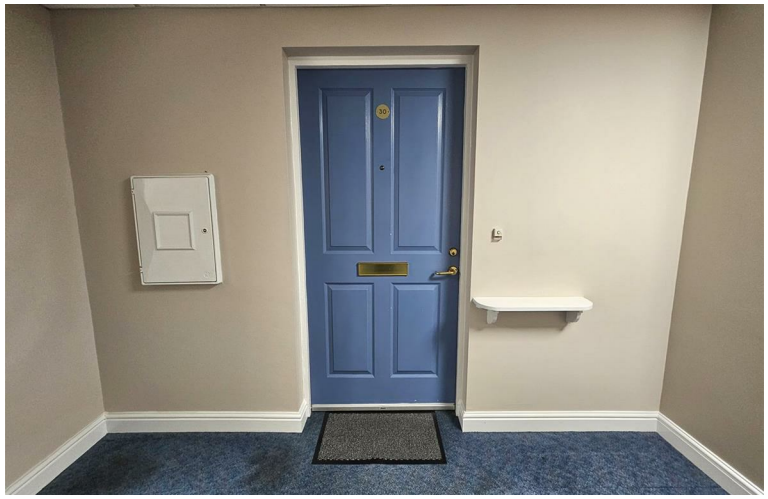
Dovehouse Court will be found just off Grange Road which leads directly to the A41 Warwick Road opposite the Dovehouse parade of shops offering independent retailers and coffee shops. Regular bus services operate along the A41 to the town centre of Solihull and in the opposite direction, via Acocks Green, to the city centre of Birmingham.

Olton Railway Station is a short distance away providing services to Birmingham and beyond and Solihull has its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

The complex has gated access with driveway leading through the pleasant communal gardens to resident and visitor parking. A secure communal entrance door leads into a foyer where the house manager's office is sited along with access to resident's lounge, dining room and conservatory. Number 54 has an independent front door accessed from the second floor serviced by a lift and a stair case.

The accommodation is in excellent condition and upon entering comprises of Inner hall with various storage options, large living/dining room with further access into the well fitted kitchen that benefits from a range of integrated appliances. Off the hall is access into a guest WC/Cloakroom and onwards into the principle bedroom. A lovely room with built in wardrobe storage and access into the large en-suite shower room.

The site benefits from a house manager as well as 24 hour emergency assistance. With communal living spaces, dining room, wash rooms and guest suits complemented by heaps of off road parking and attractive grounds with gates entrance.



Accommodation

Communal Entrance

Private entrance

Hallway

Living/Dining Room
12'5" x 20'7" (3.79 x 6.29)

Kitchen
7'9" x 10'8" (2.38 x 3.26)

WC

Bedroom
10'6" x 12'5" (3.22 x 3.80)

En-Suite
8'0" x 8'3" (2.44 x 2.54)

Communal Living/Dining Room

Communal Gardens

Off Road Parking

TENURE: We are advised that the property is Leasehold

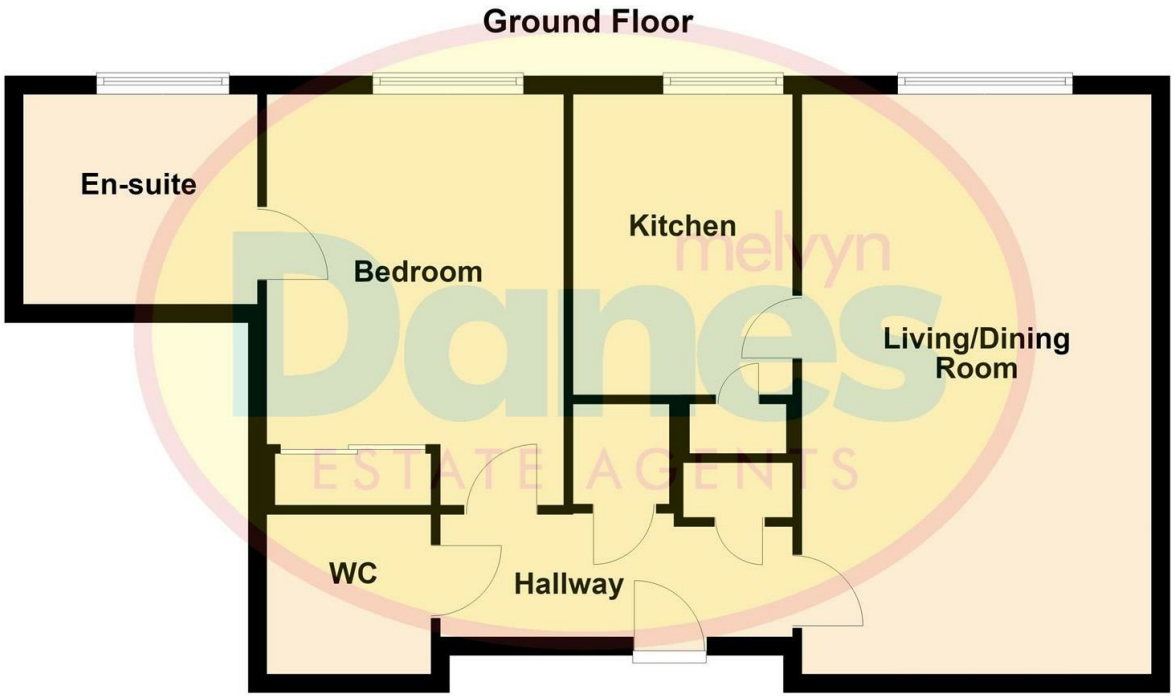
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 6000 Mbps. Data taken from checker.ofcom.org.uk on 4/9/2026. Actual service availability at the property or speeds received may be different.

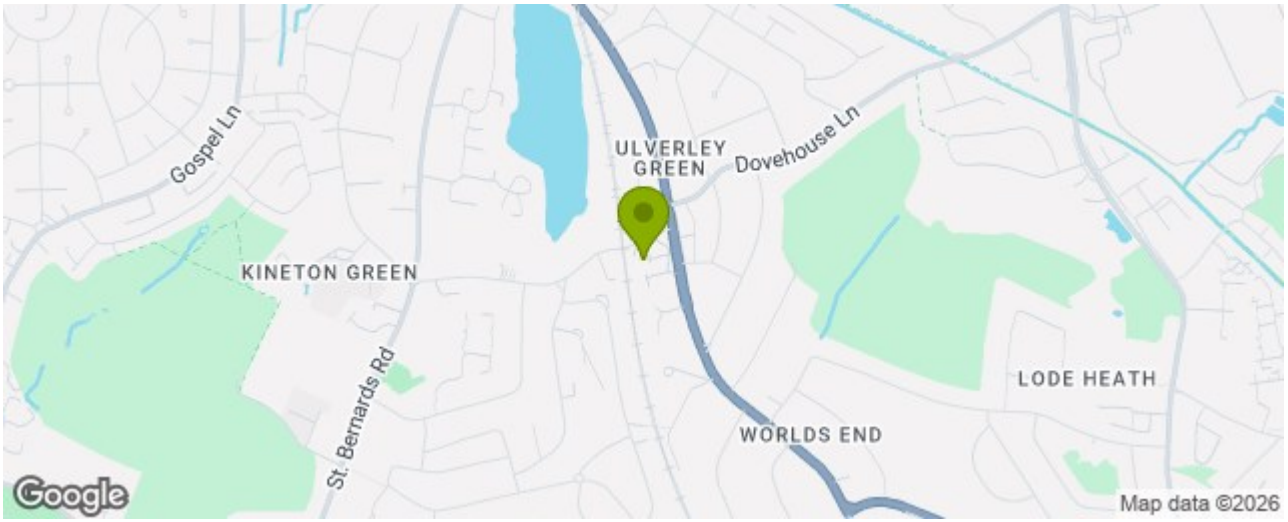
MOBILE: We understand that the property is likely to have good current mobile coverage (data taken from checker.ofcom.org.uk on 30/6/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

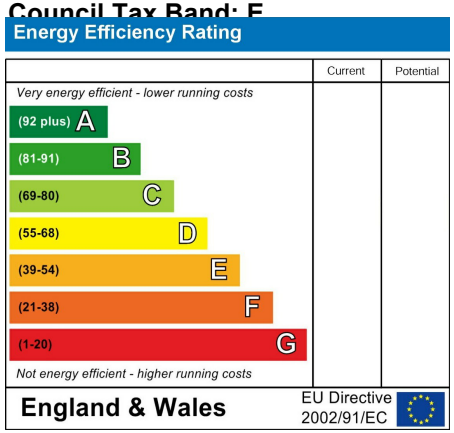
Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.





Flat 30, Dove House Court Grange Road Solihull Solihull B91 1EW

Council Tax Band: E



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.

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