



FLAT 7 DOVEHOUSE COURT, GRANGE ROAD, B91 1EW

ASKING PRICE £195,000

- **GROUND FLOOR**
- **KITCHEN**
- **STORAGE SPACE**
- **SEPERATE GUEST WC**
- **GAS CENTRAL HEATING**
- **LOUNGE**
- **TWO DOUBLE BEDROOMS**
- **SHOWER ROOM**
- **COMMUNAL GARDENS**
- **COMMUNAL AREAS**

Spacious two bedroom flat with good storage, set in the gated retirement complex set surrounded by manicured gardens - perfect for walking, gardening, relaxing and socialising with other residents. Dovehouse Court has a range of amenities including a daily lunch service in the shared dining room or delivered to your flat for either lunch or dinner. Across the road is Dovehouse Parade shops, with an excellent cafe serving lovely cakes and home made pastries. One of the best fish and chips shops in town, an Indian restaurant, a pharmacy that can deliver your medication and other amenities including Post Office, supermarket and Hairdressers.

Flat 7 has internal access to the main dining and lounge area for meals and social events, keeping you inside and warm and cozy in Winter and cool in the Summer - no need to step outside. Level ground floor access to the car park, with ample parking spaces makes coming home and parking easy.

COMMUNITY AND SERVICES

Regular events organised by the events committee and services delivered on site including online shopping, laundry service, visiting chiropodist, with lunch offered daily in the main dining room or delivered to you home plus evening entertainment held regularly.

The spacious communal lounge area and sunroom is perfect for meeting up with extended family members. Plus low cost bed and breakfast style accommodation available for friends and families who wish to stay overnight.

LOCATION & TRANSPORT

Dovehouse Parade is directly opposite the complex offering everything you need on the doorstep, including pharmacy that can deliver medications, a couple of restaurants, small supermarket and fresh food.

Plus a bus stop directly outside with services into Solihull Town Centre or Olton Railway station for trips into Birmingham.

ENTRANCE HALLWAY

Having ceiling light points and doors radiating off to all rooms. Brilliant storage with large linen cupboard, separate walk in cloakroom and storage area.

LOUNGE

19'2" (max) x 12'9" (max) (5.84m (max) x 3.89m (max))



Good size lounge area, having ceiling light point, wall mounted radiator, UPVC bay window to see people coming and going, a separate nook for a desk or small dining table for meals and door leading to kitchen

KITCHEN

11'7" x 7'10" (3.53m x 2.39m)



Neat and tidy with good storage room to move around. Having a range of wall, drawer and base units with work surfaces over, sink unit with drainer and mixer tap, integrated electric oven with hob and cooker hood, wall mounted central heating boiler, tiled splash backs, emergency pull cord and central heating radiator. It has a bright and sunny outlook into the garden from the kitchen window. Nice to wash up and watch the birds.

Separate WC
5'5" x 4'6" (1.65m x 1.37m)



Having ceiling light point, central heating radiator, low level WC and sink basin with mixer tap

BEDROOM ONE
15'4" x 9'10" (4.67m x 3.00m)



Oversized master bedroom UPVC double glazed bay window to rear, central heating radiator, emergency pull cord and door leading to walk in wardrobe. Private, sunny garden outlook.

BEDROOM TWO
10'9" x 9'4" (3.28m x 2.84m)



UPVC double glazed bay window to rear, central heating radiator and emergency pull cord. With private, sunny garden outlook.

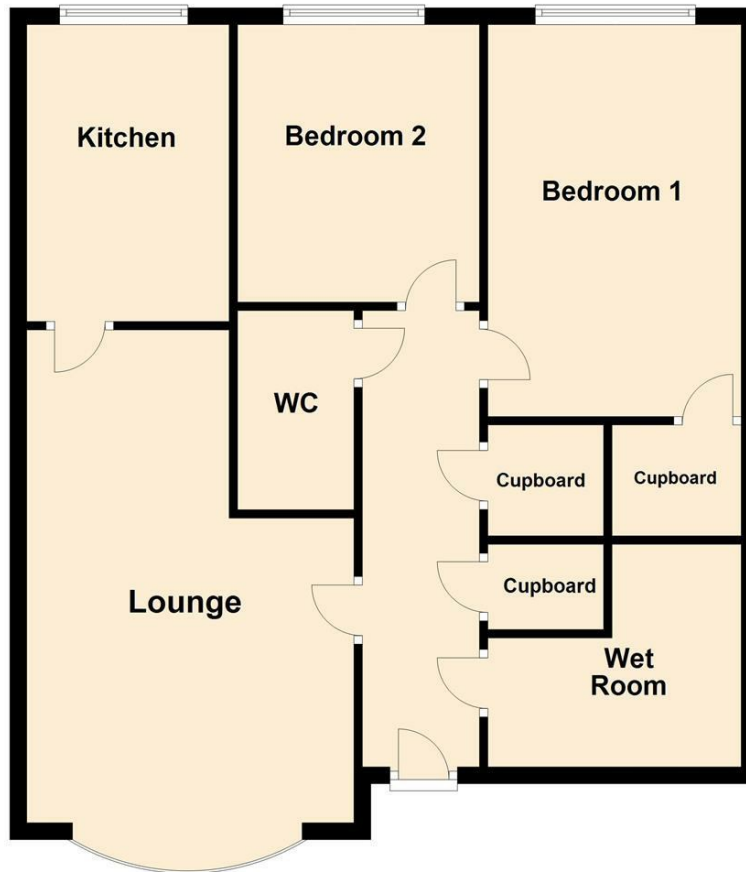
SHOWER ROOM
8'8" (max) x 9'1" (2.64m (max) x 2.77m)



A generous size, with walk in shower with glass screen and electric shower, pedestal hand wash basin, low flush WC, extractor fan, tiled splash backs and central heating radiator

Floor Plan

Ground Floor



TENURE

We are advised that the property is leasehold with approximately 125 years from 1 January 1996 and a current service and ground rent charge of £565 per month which covers 24 hour a day/seven day a week house manager service, use of the residents lounge and conservatory, dining room with a varied weekly menu to purchase meals and there is a payable laundry service. Included in the service charge is a 1 and a half hour per week cleaning service and each resident is required to buy a £1 share in Dovehouse Court Limited which is the residents own management company. It has its own board of directors with residents elected to the board to act on behalf of the whole Court.

COUNCIL TAX BAND: E

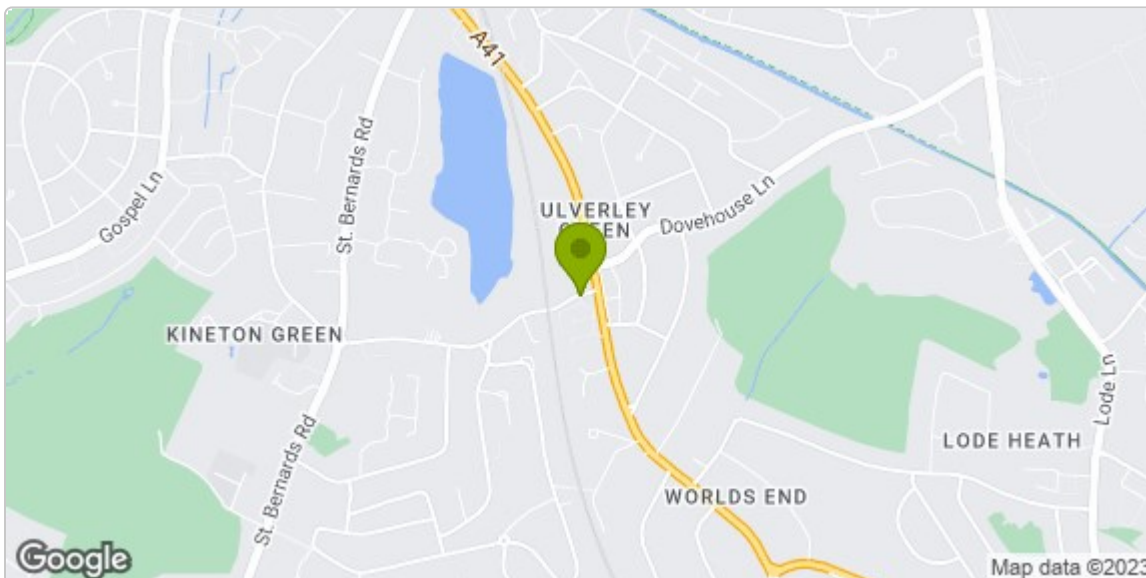
LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops and turn left into Grange Road where the entrance to Dovehouse Court will be found on the left hand side where automatic gates operate giving access to the complex.

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			
(81-91) B			
(69-80) C		76	77
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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