



melvyn  
**Danes**  
ESTATE AGENTS

Dove Tree Court, Stratford Road  
Shirley  
Offers Around £195,000

## Description

Constructed by McCarthy & Stone within the last four years, this exclusive development of luxury apartments were built specifically for the over 60's with retirement, privacy and care in mind. McCarthy & Stone are the country's leading builder of such accommodation and their experience is shown with this development which gives an opportunity for convivial conversation and meeting of people in the communal lounge, yet privacy within one's own home. Security is ensured by an intercom system at ground floor level. The apartment itself has strategically positioned emergency pull cords, which will automatically seek assistance should it be required.

There is a house manager within the development and on the ground floor there is direct access from the communal lounge into the communal garden. The development also benefits from a roof garden with sun lounge having a kitchen area and disabled WC which is for the use of all residents. The development as a whole benefits from a number of facilities including a guest bedroom, residents laundry room with washing machines, tumble dryers and ironing facilities. The well lit corridors are wide and stylishly decorated.

Located in the heart of Shirley on the junction of Longmore Road the development is ideally situated to take advantage of all of the facilities. Within the immediate surroundings are Shirley Post Office, supermarkets and Park Doctors Surgery. The remainder of Shirley town centre offers a variety of shopping facilities and hostelrys. Along the main A34 Stratford Road run regular bus services into Solihull Town Centre and the City of Birmingham.

The well presented ground floor apartment is well positioned within the development and has direct access to the outside space. The accommodation within the property comprises in brief of hallway with a storage cupboard, lounge diner with direct access to outside, kitchen, double bedroom with walk in wardrobe and shower room.



**Accommodation**

**SECURE COMMUNAL ENTRANCE**

**HALLWAY**

**LOUNGE DINER**

17'1" x 11'1" (5.21m x 3.38m)

**KITCHEN**

6'10" x 7'9" (2.08m x 2.36m)

**BEDROOM**

17'11" x 9'6" (5.46m x 2.90m)

**WALK IN WARDROBE**

**SHOWER ROOM**

**RESIDENTS FACILITIES**

**LAUNDRY**

**RESIDENTS LOUNGE**

**SUN LOUNGE & ROOF TERRACE**



**TENURE:** We are advised that the property is Leasehold with approx 13 years remaining. The service charge is approximately £2,927 p/a and the ground rent £425 p/a

**BROADBAND:** We understand that the standard broadband download speed at the property is around 17 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 1000 Mbps. Data taken from checker.ofcom.org.uk on 01/08/2025. Actual service availability at the property or speeds received may be different.

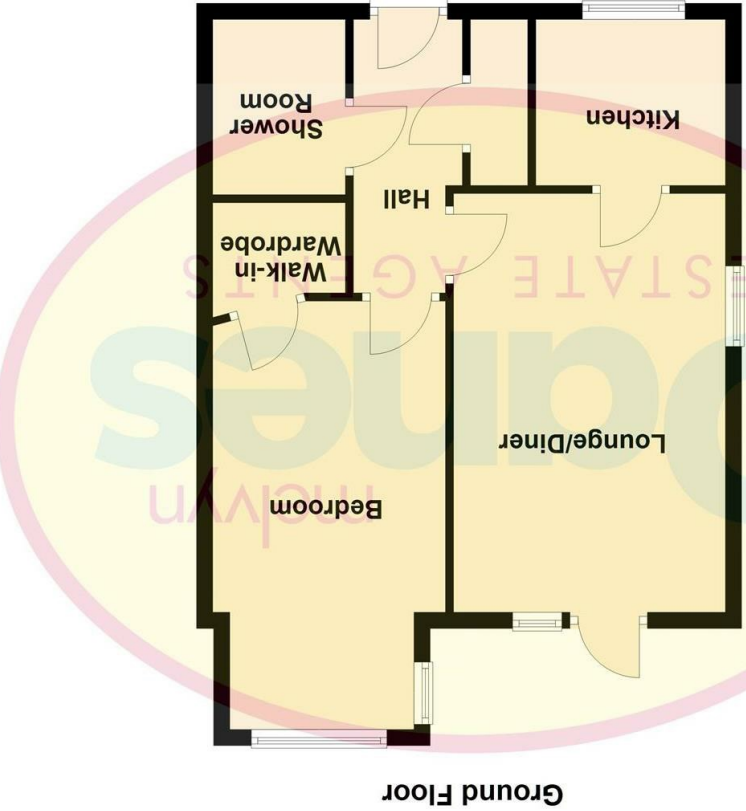
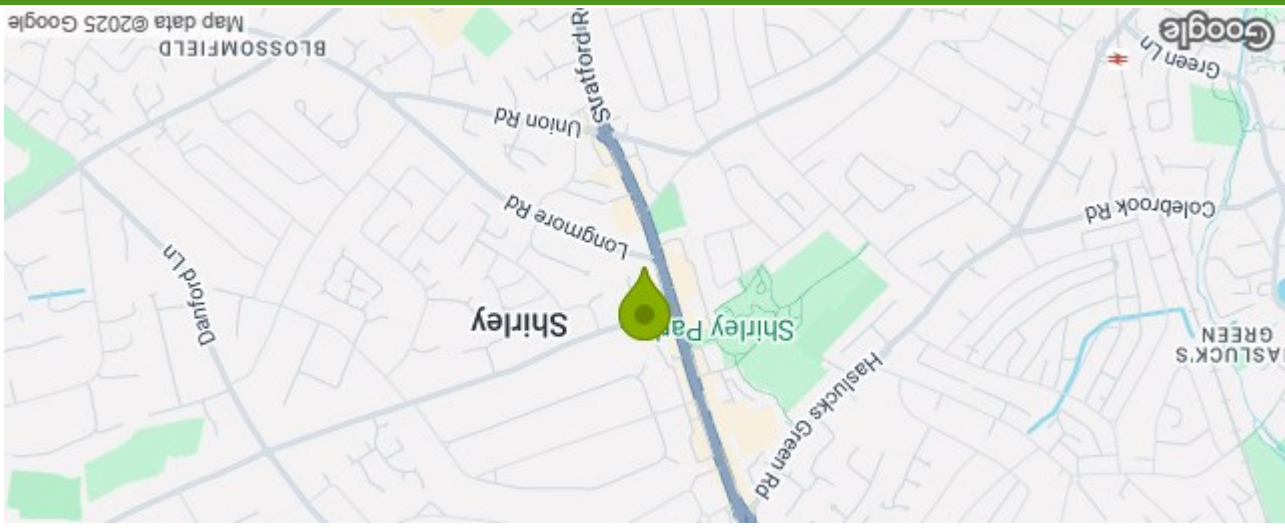
**MOBILE:** We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 01/08/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**VIEWING:** By appointment only with the office on the number below.

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.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



**5 Dove Tree Court Dove Tree Court, Stratford Road Shirley**  
**Soilhuil B90 3AR**  
**Council Tax Band: C**

Energy Efficiency Rating	
Potential	82
Current	80
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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.