



Grange Road, Solihull

Guide Price £215,000





PROPERTY OVERVIEW

(Information Provided By The Owner)

Flat 28 Dove House Court is a block of 61 retirement flats for independent living residents over 60 surrounded by beautiful well tended gardens. There are many shops nearby and bus stops right outside and ample free parking. The flats are leasehold and Dove House Court Ltd is a non-profit organisation self managed by residents and any profits are ploughed back into the Court for the benefit of everyone.

There is a team of duty managers on call 24 hrs/day, housekeeping assistants, handyman and a restaurant. Free tea/coffee daily in the lounge and one and a half hours of free domestic care per week. Extra domestic help can be bought in house if needed but not personal care. There is a comfortable residents lounge and separate sun room, laundry and games room with a computer for residents use. There is a social committee and many activities organised each week eg yoga, quiz nights, films and a variety of talks and entertainment. You can tend a part of the garden if you like gardening. Post is collected from the office daily and prescriptions can be delivered from the chemist.



Flat 28 is on the first floor overlooking the gardens at the front of the building and the shops and buses can be seen through the trees and is only a few yards from one of the three lifts that go directly to the managers office and the lounge and dining room. Nearby there is a chemist, post office, dentist, a good variety of shops and eating places and bus stops right outside. Buses from outside go to Solihull and Birmingham via Acocks Green Olton and Solihull Railway Stations.

The flat is light and spacious and gets the morning sun until lunchtime. It has gas central heating and a modern electric flame effect fire with a wooden surround and a marble base. There are telephone points in the bedroom and lounge. The kitchen has been replaced and has a much sought after pantry and built in half dishwasher, washer and dryer machine, built in microwave, oven, warming drawer, and fridge/freezer. There are 2 double bedrooms one with Jack 'n' Jill ensuite bathroom comprising toilet, washbasin, separate walk in shower and bath and another room with washbasin and toilet. There is also an airing cupboard and a separate storage cupboard.

The vendor has loved living at Dove House Court. It is a very friendly and helpful place with a community spirit where every need is met except personal care. If you are the person that buys the property then we are sure you will be happy living at Dove House Court.

It is leasehold with an extended 990 year lease. The monthly service charge is £645 and the Council Tax Band is F.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Euston. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Leasehold

- Two Bedroom First Floor Retirement Apartment
- Over 60s Only
- Prime Location Within Walking Distance To Amenities
- Lift Access To All Floors
- Bright & Spacious Throughout
- Residents Parking
- Well Maintained Communal Gardens
- 24/7 Assistance

HALLWAY

WC

5' 3" x 4' 2" (1.60m x 1.27m)

LOUNGE/DINER

20' 9" x 10' 11" (6.32m x 3.33m)

KITCHEN & PANTRY

10' 8" x 7' 9" (3.25m x 2.36m)

**BEDROOM ONE**

16' 10" x 12' 1" (5.13m x 3.68m)

JACK 'N' JILL ENSUITE

12' 0" x 7' 8" (3.66m x 2.34m)

BEDROOM TWO

10' 5" x 9' 11" (3.18m x 3.02m)

TOTAL SQUARE FOOTAGE

80.0 sq.m (861 sq.ft) approx.

OUTSIDE THE PROPERTY**RESIDENTS SECURE PARKING****COMMUNAL GARDENS****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washer/dryer, all carpets and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

Service charge - £7,740 pa. Ground rent - peppercorn.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

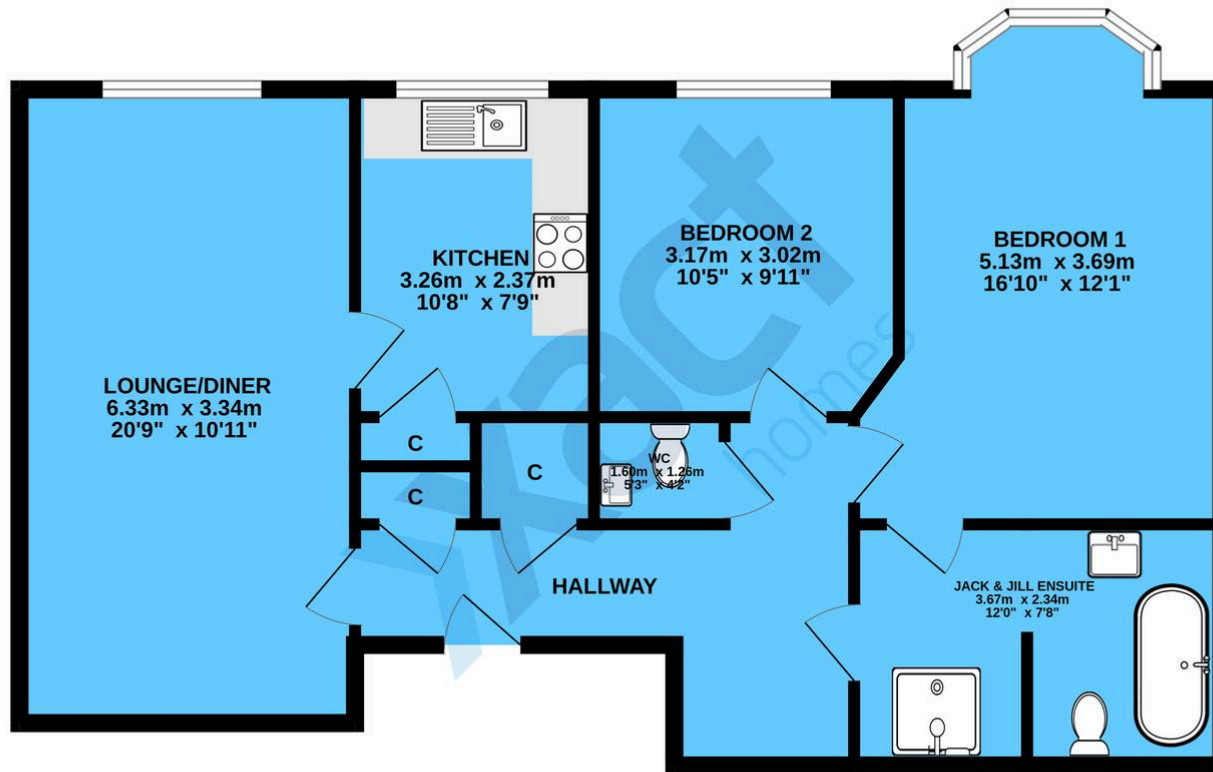
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

FIRST FLOOR



TOTAL FLOOR AREA : 80.0 sq.m. (861 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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