



## Dove House Lane, Solihull

Guide Price £335,000





## PROPERTY OVERVIEW

Presenting a rare and enticing opportunity to acquire a stunning two-bedroom ground floor apartment, this property is set within the serene and picturesque surroundings of well-maintained grounds that gracefully overlook the prestigious Olton Golf Club. Boasting a share of the freehold and offered to the market with no upward chain, this residence promises a lifestyle of refined comfort and convenience.

Upon entering through a welcoming hallway, one is greeted by an immediate sense of space and openness, heightened by an abundance of natural light filtering through every corner of the property. The apartment features a generously proportioned living room, accentuated by large floor to ceiling windows that not only invite the outdoors in but also provide access to a charming patio seating area, perfect for leisurely moments or alfresco dining.



A sleek and modern fitted kitchen, recently updated by the current owner, presents an array of integrated appliances and offers captivating views of the lush surrounding gardens. The accommodation further comprises two double bedrooms, both thoughtfully designed with fitted storage solutions to ensure a clutter-free living environment. Servicing the bedrooms is a well-appointed family bathroom, equipped with quality fixtures and fittings.



Beyond the confines of the residence, residents can enjoy the communal gardens, providing a sanctuary of greenery and tranquillity. Adding to the appeal, the property benefits from parking and a single garage located in a detached block, enhancing convenience and security for residents.

Perfectly suited for downsizers, first-time buyers, or discerning investors, this apartment embodies a harmonious blend of modern comfort, elegant design, and idyllic surroundings. With its seamless integration of indoor and outdoor living spaces, this property offers unparalleled lifestyle opportunities for those seeking a residence that surpasses expectations. Take advantage of this remarkable chance to secure a truly exceptional property within this sought-after location.

#### 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 Marylebone. 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: D

Tenure: Share of Freehold





- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Abundance Of Natural Light Throughout
- Spacious Living Room
- Kitchen
- Two Bedrooms
- Well Maintained Communal Gardens
- Parking & Single Garage



#### **HALLWAY**

#### **LIVING ROOM**

20' 8" x 14' 3" (6.29m x 4.34m)

#### **KITCHEN**

12' 11" x 8' 11" (3.93m x 2.71m)

#### **BEDROOM ONE**

14' 7" x 10' 11" (4.45m x 3.34m)

#### **BEDROOM TWO**

12' 7" x 9' 0" (3.84m x 2.74m)

#### **BATHROOM**

8' 0" x 6' 4" (2.45m x 1.94m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 94.0 sq.m. = 1012 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDENS**

#### **PARKING**

#### **SINGLE GARAGE**



#### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, all carpets, blinds and light fittings and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £2,600 pa. Ground rent - nil.

#### **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.

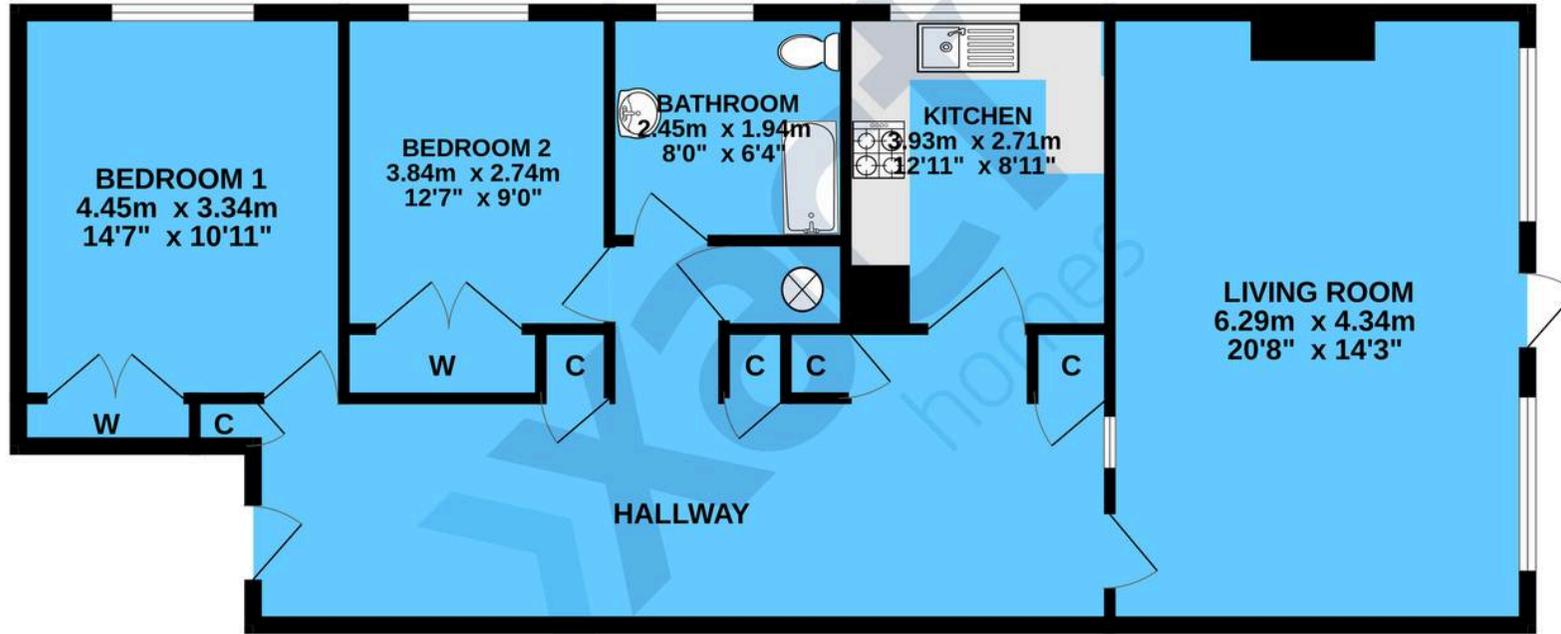
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



# GROUND FLOOR



TOTAL FLOOR AREA : 94.0 sq.m. (1012 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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## Xact Homes

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