

Grange Road, Solihull

Guide Price £199,950

xact HOMES







PROPERTY OVERVIEW

A beautifully presented two-bedroom retirement apartment occupying a quiet top-floor corner position at Dovehouse Court, with attractive views over the communal gardens. Offered with no upward chain, the apartment combines bright, spacious accommodation with a modernised kitchen and bathroom, making it an appealing choice for buyers seeking a comfortable home ready to move into. The entrance hallway provides useful storage and leads to a generous living and dining room with garden views and plenty of natural light. The kitchen was modernised by the current owner, with flooring replaced in 2024. A new gas boiler was installed in 2025. Both bedrooms are spacious doubles and benefit from secondary glazing in addition to the existing double glazing. The modernised shower room includes a walk-in shower, WC and basin, complemented by an additional separate WC with basin. The apartment's front door opens into an enclosed communal hallway, providing a sheltered approach, with convenient access to two lifts.

Annual service charge: £9,156 (2026). Ground rent: £0 per annum. Lease: approximately 94 (2026) years remaining. Purchasers must meet the development's age and occupancy requirements.







LIFE AT DOVEHOUSE COURT

Dovehouse Court offers independent retirement living with the reassurance of a duty manager on site around the clock. Residents can enjoy the communal lounge, attractive gardens and opportunities to socialise, with parking for residents and visitors within gated grounds. Restaurant lunches are available at an additional charge, with the option of delivery to the apartment. Emergency pull cords and a pendant allow residents to summon on-site staff when assistance is needed.

PROPERTY LOCATION

Dovehouse Court is conveniently situated on Grange Road, with a range of shops and services directly opposite and regular bus services nearby. Solihull town centre offers extensive shopping, restaurants and leisure facilities, including Touchwood Shopping Centre. Solihull railway station and the wider motorway network provide connections for residents and visiting family.

Council Tax band: F

Tenure: Leasehold



- Beautifully Presented Two-Bedroom Retirement Apartment
- NO UPWARD CHAIN
- Quiet Top-Floor Corner Position With Attractive Garden Views
- Bright, Spacious Living And Dining Room
- Two Generous Double Bedrooms With Secondary Glazing
- Modernised Kitchen; Flooring Replaced In 2024
- Modernised Shower Room Plus Separate WC, New Gas Boiler Installed In 2025
- Enclosed Communal Hallway And Convenient Access To Two Lifts
- Duty Manager On Site 24/7; Residents' Lounge And Restaurant
- Gated Residents' And Visitors' Parking; Shops Directly Opposite

ENTRANCE HALLWAY

WC

LIVING & DINING ROOM
12' 5" x 16' 1" (3.79m x 4.91m)

KITCHEN
7' 8" x 11' 1" (2.34m x 3.39m)

BEDROOM ONE
12' 4" x 11' 8" (3.77m x 3.56m)

BEDROOM TWO
12' 0" x 9' 3" (3.67m x 2.83m)

SHOWER ROOM
8' 3" x 7' 9" (2.52m x 2.35m)

TOTAL SQUARE FOOTAGE
77.0 sq.m (829 sq.ft) approx.

OUTSIDE THE PROPERTY

SECURE GATED PARKING
With plenty of parking space for residents and visitors



COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, extractor, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom. Other kitchen appliances may be available by separate agreement.

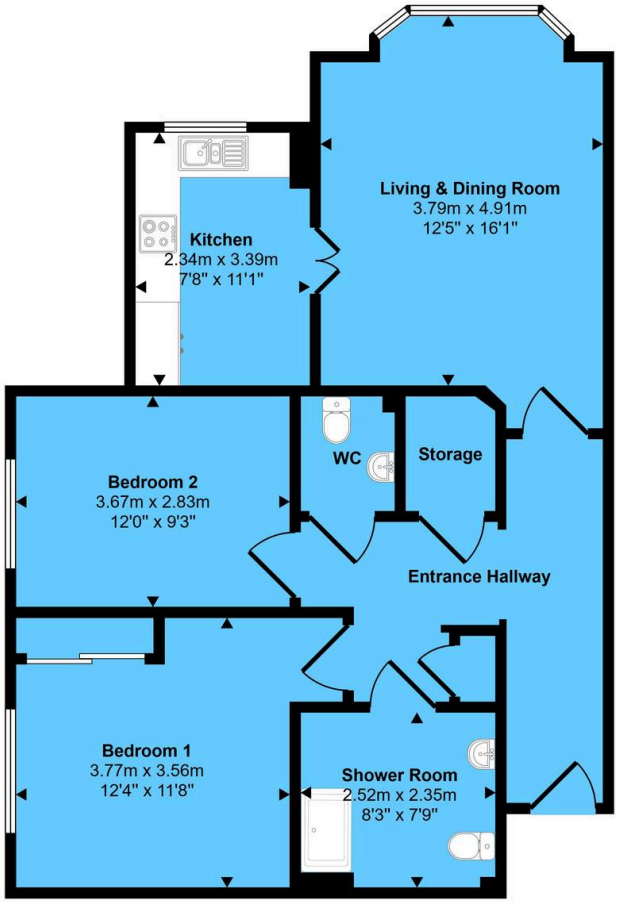
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Broadband - ADSL copper wire. Loft space - part boarded. Lease years - approximately 94 years remaining (2026). Service charge - £9,156 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.

Approx Gross Internal Area
77 sq m / 829 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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