



smarthomes

Dove Tree Court, Stratford Road

Shirley, Solihull

- An Extremely Well Presented First Floor Retirement Apartment With Balcony
- Two Double Bedrooms
- En Suite Bathroom & Further Wet Room
- Under-Floor Heating Throughout
- Lift & Stairs All Floors
- No Upward Chain

£250,000

Current EPC Rating - 82 (B)

Current Council Tax Band - E





Property Description

An extremely well presented first floor retirement apartment for the over 60's offered for sale with no upward chain and benefiting from two double bedrooms, lounge diner, kitchen, en suite bathroom and further wet room, balcony, UPVC double glazing and underfloor heating throughout, communal entrance hallway and secure gated parking. Facilities on site include a dedicated House Manager, homeowners lounge, sun lounge, guest suite, laundry room, lift to all floors and landscaped gardens

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42



Rooms & Measurements

Entrance Hallway

Spacious Lounge Diner to Front - 6.7m x 3.6m (21'11" x 11'9")

Kitchen - 2.3m x 2m (7'6" x 6'6")

Master Bedroom to Front - 6.9m x 3m (22'7" x 9'10")

Walk-In Wardrobe

En Suite Bathroom - 2.7m x 2.1m (8'10" x 6'10")

Bedroom Two - 4.14m x 5.82m (13'7" x 19'1")

Wet Room - 2.1m x 1.7m (6'10" x 5'6")

Tenure

We are advised by the vendor that the property is leasehold with approx. 111 years remaining on the lease, a service charge of approx. £4,539.00 per annum which includes water rates and a ground rent of approx. £494.00 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Vendor

Current council tax band – E



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.