



# Dove Tree Court, Shirley

## Offers Around £277,500

- RECEPTION HALLWAY
- FULLY FITTED KITCHEN
- WALK IN WARDROBE
- ADDITIONAL BATHROOM
- VIEWING ESSENTIAL
- BRIGHT LOUNGE DINER
- TWO DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- COMMUNAL GARDENS
- CONVENIENT LOCATION

Completed by McCarthy & Stone within the last ten 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 suite, residents laundry room with washing machines, tumble dryers and ironing facilities. The well lit corridors are wide and stylishly decorated giving a feeling of light and space throughout the whole complex.

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, Supermarket and a Doctors Surgery. The remainder of Shirley town centre offers a variety of shopping facilities and hostels. Along the main A34 Stratford Road run regular bus services into Solihull Town Centre and the City of Birmingham.

From the front, secure automatic doors open to an entrance foyer with doors that open directly to the main reception area where one will find the managers office, WC facilities, access to the residents lounge, laundry and access to the communal gardens and car park.

A lift rises to the second floor where number 24 is accessed via a front door which opens to the

### RECEPTION HALLWAY

Having two ceiling light points, underfloor heating, useful airing/large storage cupboard and doors opening to the lounge diner, two bedrooms and bathroom

### LOUNGE DINER 20'8" x 11'2" (6.30m x 3.40m )

Having large picture window overlooking the rear communal garden, two ceiling light points, underfloor heating and door opening to the



### FULLY FITTED KITCHEN 7'10" x 7'0" (2.39m x 2.13m)



Having window overlooking the rear communal garden, underfloor heating, ceiling light point and being fitted with a range of modern style wall and base mounted storage units with roll edged work surfaces over incorporating sink and drainer, eye level electric oven with microwave shelf over, electric hob with extractor canopy over and integrated fridge freezer

### MASTER BEDROOM

14'2" max at deepest point x 11'10" max at widest (4.32m max at deepest point x 3.61m max at widest p)



Being of irregular shape creating a real feature and having window to the rear overlooking the communal garden, ceiling light point, underfloor heating and doors opening to the en suite shower room and

### WALK IN WARDROBE

Having light, hanging rail and shelf storage

### EN SUITE SHOWER ROOM



Having ceiling light point, electric heated towel rail, walk in shower with tiled surround, vanity unit with wash hand basin, low level WC and tiled flooring

### SECOND DOUBLE BEDROOM

11'5" x 9'5" (3.48m x 2.87m)

Having window to the rear overlooking the communal garden, ceiling light point and underfloor heating

### ADDITIONAL BATHROOM



Having ceiling light point, electric heated towel rail, tiled flooring, full height wall tiling, panelled bath, vanity wash hand basin and low level WC

### OUTSIDE

### COMMUNAL GARDENS

For the use of all residents



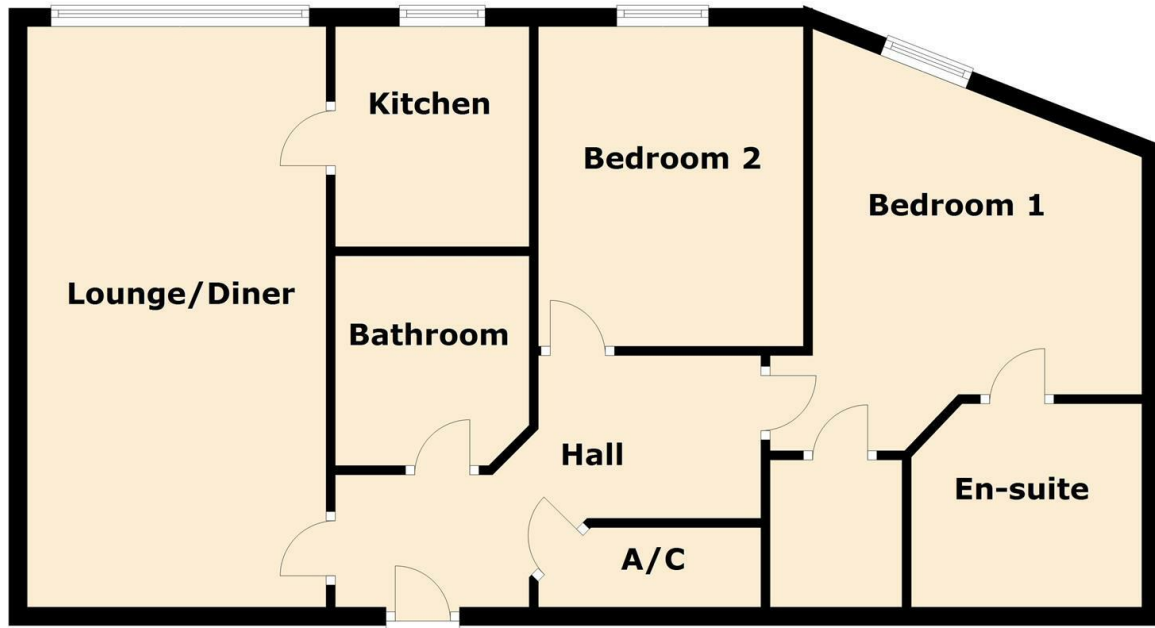
### RESIDENTS PARKING AREA

There is a secure parking area to the side of the building and the current owner has the use of a space that costs £250 per annum. Any purchaser wishing to use an allocated space within the parking area is advised to speak to the house manager which we can organise.

## FLOOR PLAN

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.

### Second Floor



#### TENURE

We are advised that the property is leasehold with 117 years remaining and we are advised by the seller that there is a current monthly service charge payable of £289.66 . £40 ground rent approx. – we have not confirmed this information as yet and any interested party is advised to seek confirmation of this.

#### VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

#### COUNCIL TAX - Band D

#### THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:  
24 Dove Tree Court Shirley  
Solihull B90 3AR

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk