



ginger

DOVE TREE COURT

SHIRLEY



## WELCOME

Ginger are delighted to offer this beautifully styled, modern one bedroom first floor retirement apartment set in the heart of Shirley. Independent living at its finest for the over 60's, within a well-managed and beautifully presented development. Super-convenient to Shirley centre and the local shops, restaurants and supermarket. Also convenient for the buses and trains to Birmingham City Centre, Solihull and Stratford upon Avon.

Offering superb community lifestyle with abundance of activities going on with like-minded residents and with downstairs communal facilities, kitchen, laundry and lounge.

The apartment itself is spacious, beautifully presented, stylish and modern, offering a welcoming hallway with handy storage cupboard, a generous sized lounge/dining space with feature bay window. Well fitted separate kitchen with numerous appliances, some recently replaced, and the shower room is modern with double sized walk-in shower. The bedroom is a good size too enjoying a view out of the front elevation with west-facing aspect and a separate walk-in wardrobe

In addition, the property offers communal areas, gardens as well as secure gated parking to the rear which is subject to an annual charge if needed.

The development is for independent living for the retired, yet life certainly begins when you move in. After chatting to the family and the local residence, it is clear there is an abundance of activities and social events that happen here within the community. Everything from organising meals at the local restaurant, trips out, tea and coffee mornings, Knitt and natter and even some of the local high street stores bringing their wares into the development to sell as well as local crafts people and you can get an in-house hair do too. There plenty going on to keep you occupied, but if you like your own space, then the private apartment really does provide a restful and peaceful space to sit and relax.

## KEY FEATURES

- A spacious one bedroom first floor retirement apartment
- Superb location in the heart of Shirley
- Close to Shirley centre, local shops and amenities
- Ground floor communal living spaces and lift
- Private gated parking to rear ( subject to charge)
- Large lounge /dining space with bay window
- Spacious bedroom with separate walk-in wardrobe
- Stylishly presented shower room
- Spacious kitchen with modern fitted appliances
- Beautifully styled throughout with underfloor heating
- No upward chain







## LIVING SPACES

The apartment is located on the first floor just a few steps away from the lift, so reaching the apartment from the communal hallway is easy. The landing is lovely and bright with a large window to ensure plenty of natural light along the hallway, giving access to just a handful of apartments. Let's take a look around.

Once inside, you are welcomed by a pleasant hallway being neutrally presented, which continues the theme around the apartment, having oatmeal carpets and benefiting from underfloor heating. The hallway provides the perfect spot for a console table for your photos, ornaments and keys, as well as having the communal secure door intercom and emergency pull core system to hand. The illuminated light switches are mid-height and glow when powered on so you're aware when lights have been left on.

There is a storage cupboard off the hallway, which is great for parking the ironing board, vacuum cleaner, and cleaning box, as well as being home to the electric hot water heater, the electric consumer units and smart meter, as well as having a ceiling light.

The lounge/dining room is a lovely room, bright and neutrally presented, with an abundance of windows, both to the front and side elevation, as well as there being the perfect bay window space for a breakfast/dining table, idyllically placed to watch the world go by in the warmth of your cosy lounge. The living room provides plenty of space for your large sofas, storage cabinets and media centre. In addition, the owners had a free-standing electric fireplace fitted which provides a focal feature. The living room is neutrally presented and carpet. There are twin ceiling lights and a good supply of mid-height power points for ease of reach, with some having USB connection points for charging phones and iPads. For your entertainment, there is a satellite connection point, although you will need your own subscription, TV and radio aerial points, telephone point. The living room also benefits from underfloor heating, with individual control and an Openreach telephone point.

The kitchen is conveniently located off the lounge/dining area, separated by a stylish glass panelled door to let the natural light flow. The kitchen provides a good compliment of modern wall and base storage units, with a number of integrated appliances to include a slimline dishwasher, a built-in fridge and freezer, a conveniently placed Bosch single oven and grill, with space above for a microwave oven. There is a four-ring electric hob with an extractor hood over and splash-back tiling around the work-surfaces with a number of power points for small appliances. There is also under counter lighting, and the kitchen is kept lovely and bright with the window to the side of elevation, which opens, ceiling light and recirculation extractor fan. The kitchen also benefits from underfloor heating, and having the control panel for the air recirculation system around the apartment.

The bedroom is a lovely size, spacious and airy, enjoying a large almost floor to ceiling double glazed window, which opens, set to the front elevation. Enjoying a west-facing aspect and provides an interesting space to sit up in bed with a cup of tea and keep an eye on what's going on in the world. The bedroom offers plenty of space for a large bed, accompanying side tables and free-standing furniture, as well as having mid-height power points, a telephone point conveniently located by the bed, and a TV aerial point. The bedroom also enjoys underfloor heating, with its own thermostat to control the temperature, and there is also a re-circulation airflow extractor system for filtering and maintaining a comfortable air quality. The bedroom is a nice space, modern in its presentation with carpets. The bedroom also benefits from a walk-in wardrobe which provides excellent storage and rails all hidden out the way of the main bedroom.

The shower room is beautifully styled and spacious with modern tiling to the walls with contrasting floor tiles, and a walk-in double sized shower, which provides mains-fed control, and a handy assistance rail. In addition, there is a vanity unit which is set partially into the wall, with a large wash basin and chrome mixer tap, where the vanity provides good storage for your toiletries. The WC is dual flush, and there is a shaver point to the side of the sink, a wall-mounted electric towel rail, ceiling spot lighting, and an extractor fan with the air recirculation system and a boost control for when taking a shower. The bathroom also benefits from underfloor heating which is perfect for those cool mornings.









BOSCH































# ADDITIONAL INFORMATION

## COMMUNAL AREAS

This modern development boast a comfortable feel the moment you arrive. A secure door access system for peace of mind with electric opening doors to lead you inside. The entrance lobby is where the manager's office is, toilet facilities and notice board full of fun things going on. The communal lounge is lovely and comfortable, with kitchen leading off for making cups of tea and a biscuit cupboard. The lounge enjoys garden views and door leading outside. In addition, there is a comprehensive laundry, bin store and access into the rear parking lot and place to park your buggy.

## GARDEN

The development offers well-maintained private garden area to take advantage of the warmer sunny days, accessed from the communal hallway and lounge. In addition, on the top floor is the most delightful outdoor sitting area, perfect for the sunny days and having a kitchen facility.

## PARKING

The apartment benefits from private gated parking to the rear behind secure gates with access to the development. There is an annual charge for a parking bay if you require one, they are subject to availability. There is on-street parking facilities.

## USEFUL & LEGAL INFORMATION

We are advised this property is leasehold, please seek confirmation from your legal representative.

We are advised the council tax band C is payable to Solihull Metropolitan Borough Council.

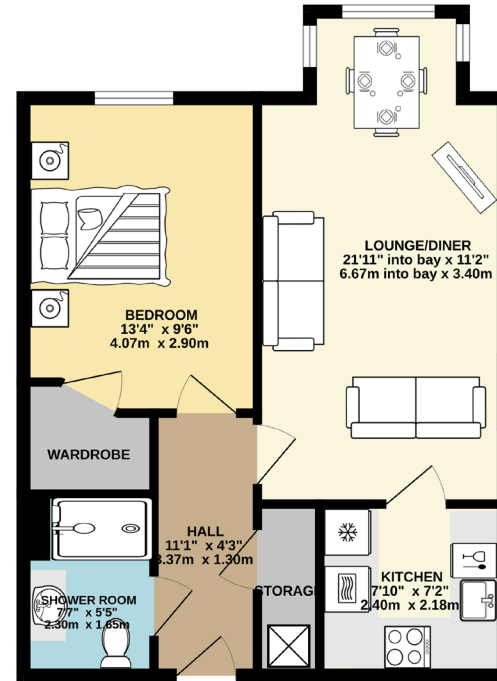
The age requirement is over 60's

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

# FLOOR PLAN



ONE BEDROOM RETIREMENT APARTMENT

TOTAL FLOOR AREA: 510 sq.ft. (47.3 sq.m.) 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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*Make it yours...*

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

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9.30am - 5.30pm Mon - Fri, 9 - 3 Sat