



21 Dovecote Close, Solihull, B91 2EP  
£310,000

## Overview

21 Dovecote Close is a modern, well presented, 2 bedroom, link-detached bungalow residence, enjoying an enviably peaceful, yet convenient, cul-de-sac situation and benefitting from no upward chain.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Borough Council

## Key features

- Carport
- Reception hall
- Living room
- Kitchen
- Conservatory
- 2 Bedrooms
- Re-fitted shower room
- Gas central heating
- Double glazing
- Front & rear gardens
- Garage
- Freehold
- Cul-de-sac location
- No chain

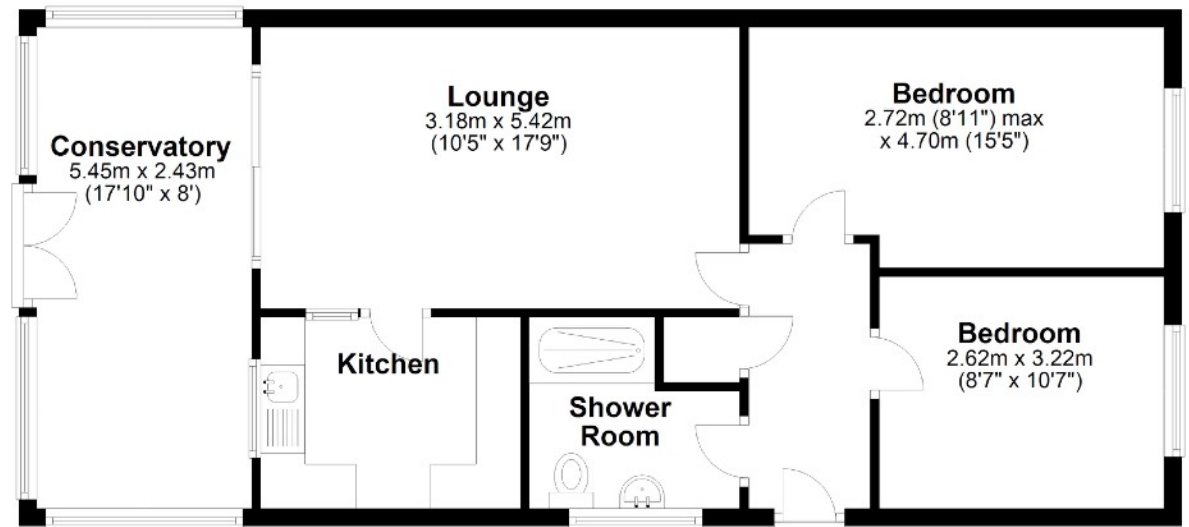
## Vendor Comments

The Bungalow has been a happy home for my Aunt in a secluded Cul-de-Sac in a popular and prestigious location where you can have a quiet and peaceful life and also have a close knit community around you, the property is located near all local transport links has been in the family since first built where my brother and I have enjoyed our childhood and a lot of our adult life there and has a lot of fond memories to savour, but it is in need of another loving person or couple to live there. The Bungalow is fully compliant and up to date and is a blank canvas for someone to put their own personal stamp on it, although it has a garage the front garden can be adapted for off road parking for two to four vehicles and scope to the rear for an extension to suit your needs but is more than suitable as it is at this moment in time to move straight in. Last summer I had the main roof taken off and reinstated to Marley (Roof Tiles) specifications with a ten year guarantee, I also have had the electrical wiring installation checked and brought up to date and a new consumer unit fuse board installed, I have also had the property Gas Safe tested and the certificates and guarantee are with our solicitor. Additionally, some years ago my aunt had the cavity of the property filled with Cavity Foam Insulation which in my opinion is the best cavity insulation any property can have.

My brother and I will be saddened to see it go but we would be happy if the right person bought it.

## Ground Floor

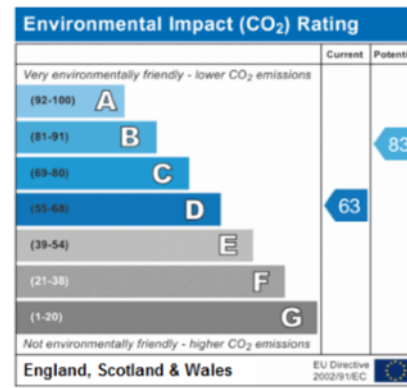
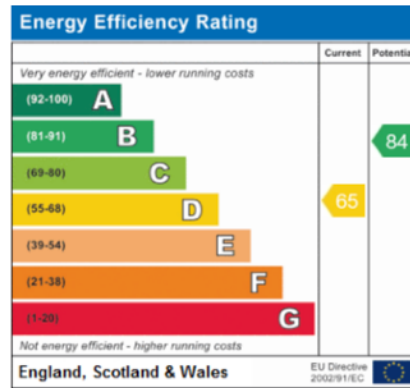
Approx. 69.4 sq. metres (746.8 sq. feet)



Total area: approx. 69.4 sq. metres (746.8 sq. feet)







## Viewing Arrangements

### Simon Burt The Estate Agent

0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.