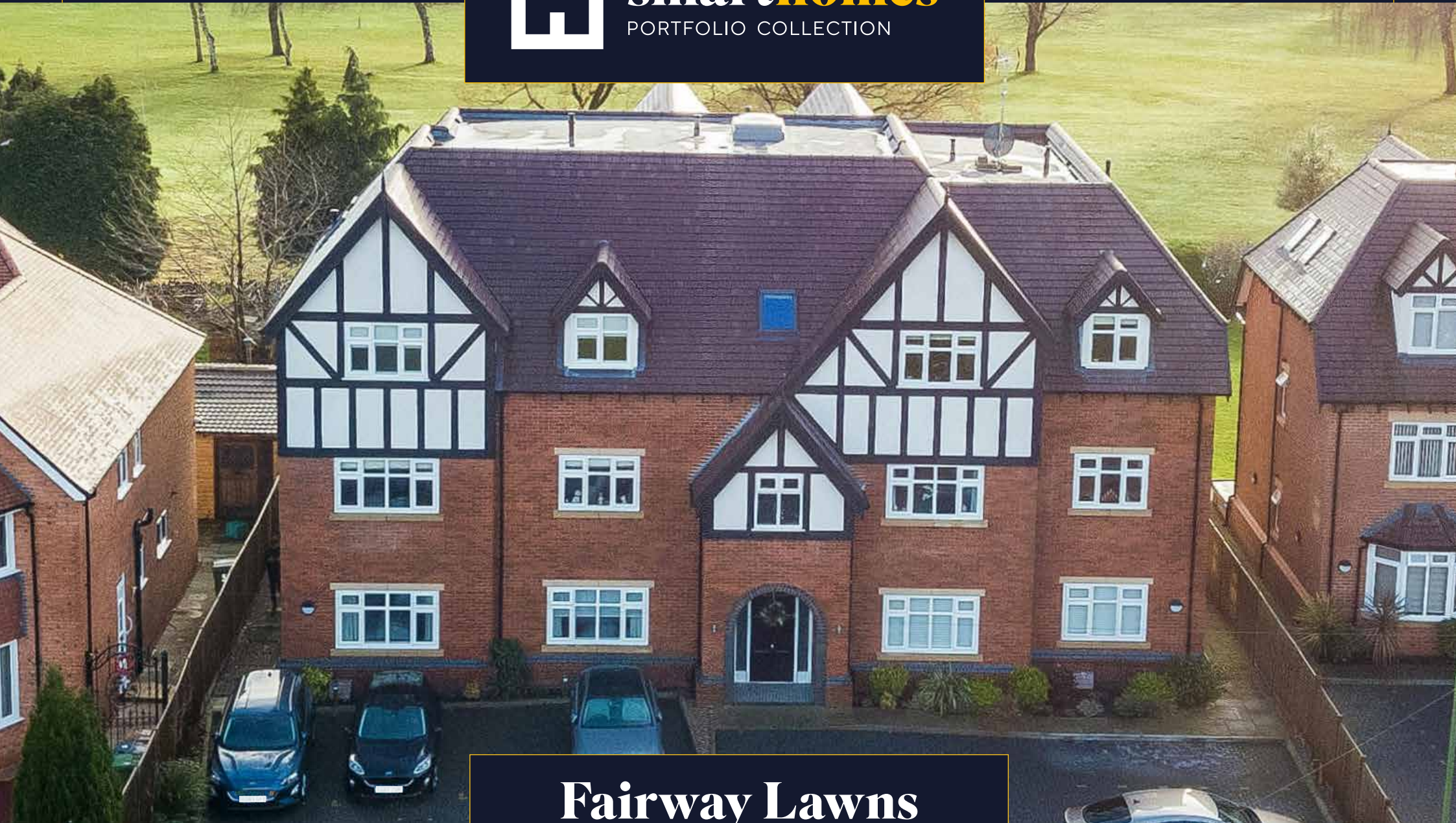




**smarthomes**  
PORTFOLIO COLLECTION



**Fairway Lawns**  
**Dovehouse Lane, Solihull**

**A stunning three bedroom penthouse  
apartment situated within a secure gated  
development and boasting far reaching views  
over Olton Golf Course.**



**Smart Homes Portfolio are delighted to offer this stunning penthouse apartment with far reaching views over Olton Golf Course. Constructed 3 years ago and situated within a secure gated development, the luxuriously appointed accommodation comprising a welcoming entrance hallway, spacious lounge with Southerly facing Juliet balcony, stunning open plan family kitchen/diner with balcony access, master bedroom with walk in wardrobe and luxury en-suite shower room, two further good size bedrooms, luxury 4 piece family bathroom, two allocated parking spaces and beautifully manicured communal gardens**

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind secure electronic gates leading to a block paved courtyard style driveway with two allocated parking spaces, and a power socket that can be used to facilitate a car charging point if required. A secure communal doorway leads into a communal hallway with lift and stair access to all floors. On the second floor a private solid wood front door leads into

### **Welcoming Entrance Hallway**

With ceiling spot lights, porcelain tiled flooring with under floor heating, intercom system, utility cupboard with space and plumbing for washing machine and tumble dryer, storage cupboard with gas central heating boiler and doors leading off to

### **Spacious Lounge to Rear**

*16' 4" x 13' 9" (5m x 4.2m)*

With UPVC double glazed French doors leading to a Southerly facing Juliet balcony with far reaching views, under floor heating and ceiling light point

### **Stunning Family Kitchen/Diner with Balcony to Rear**

*27' 2" x 13' 5" (8.3m x 4.1m)*

Being fitted with a luxury range of high gloss wall, base and drawer units with a Quartz work surface over incorporating an inset 1 1/2 bowl sink and drainer unit with boiling water tap over. Appliances by Neff including a 4 ring induction hob with extractor hood over, an eye level oven and grill, integrated microwave oven, integrated dishwasher and integrated fridge/freezer. Tiling to floor with under floor heating, ceiling spot lights, under cupboard lighting, two double glazed Velux roof windows and double glazed French doors leading to a Southerly facing composite decked balcony with far reaching views, sun canopy and exterior lighting

### **Master Bedroom to Front**

*13' 5" x 11' 9" (4.1m x 3.6m)*

With a double glazed window to front elevation, under floor heating, ceiling light point, internet cabling and access to

### **Walk in Wardrobe**

*6' 10" x 5' 10" (2.1m x 1.8m)*

With a range of fitted wardrobes, ceiling spot lights, under floor heating and door to

### **Luxury En-Suite Shower Room**

*8' 2" x 3' 11" (2.5m x 1.2m)*

Being fitted with a luxury white Villeroy & Boch suite comprising of a large shower enclosure with monsoon soaker, vanity wash hand basin and a low flush W.C. LED Mirror, chrome heated towel rail, tiling to full height and floor with under floor heating and ceiling spot lights



### **Bedroom Two to Front**

13' 1" x 11' 9" (4m x 3.6m)

With a double glazed window to front elevation, under floor heating, internet cabling, a range of built in wardrobes and ceiling light point

### **Bedroom Three to Side**

11' 9" x 6' 10" (3.6m x 2.1m)

With a double glazed Velux roof window to side elevation with electronic blind, under floor heating, loft access and ceiling light point

### **Luxury 4 Piece Family Bathroom**

11' 9" x 7' 2" (3.6m x 2.2m)

Being fitted with a luxury white Villeroy & Boch suite comprising of a large shower enclosure with monsoon soaker, feature free-standing bathtub with wall mounted taps and shower attachment, vanity wash hand basin and a low flush W.C. LED Mirror, chrome heated towel rail, tiling to full height and floor with under floor heating, ceiling spot lights and a double glazed Velux roof window

### **Beautifully Manicured Communal Gardens**

Backing onto Olton Golf Course and being mainly laid to lawn with paved patio areas, railway sleeper borders, hedgerow borders and mature shrubs and bushes.

### **Tenure**

We are advised by the vendor that the property is leasehold with approx. 996 years remaining on the lease, a service charge of approx. £2,223 per annum and no ground rent payable but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - F

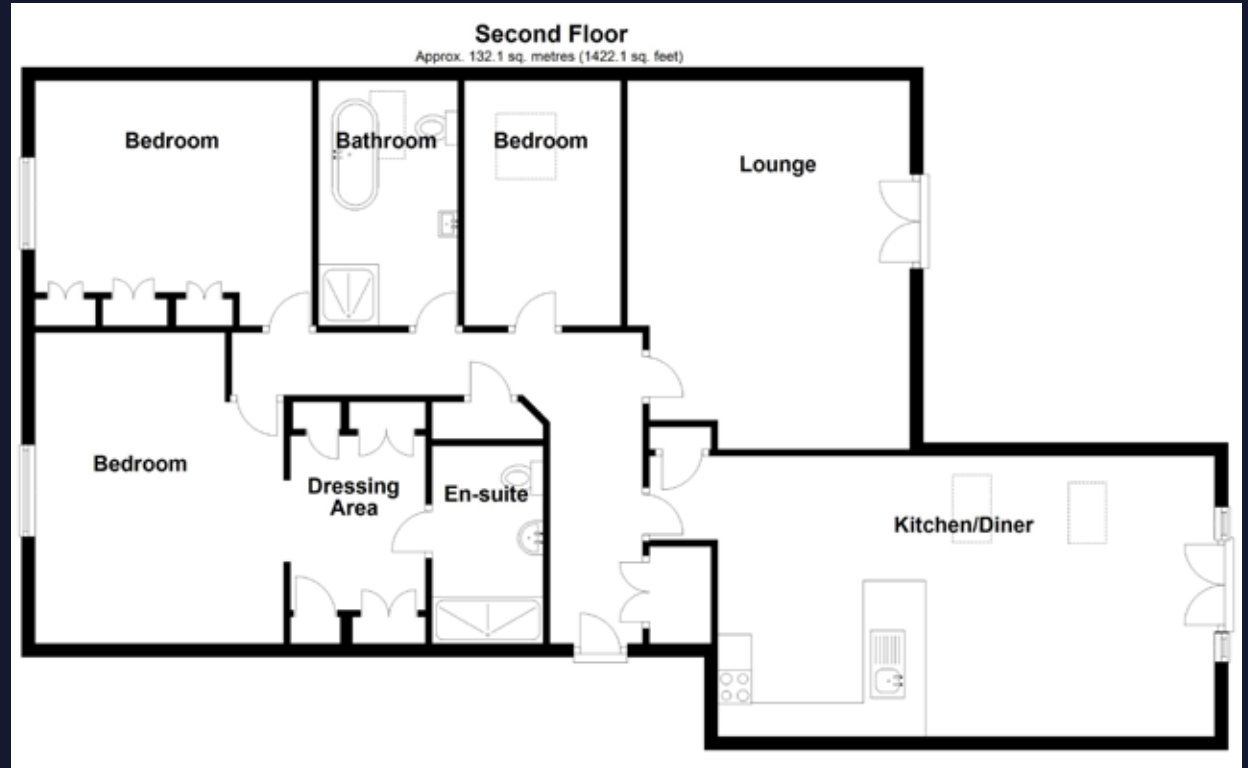






**smarthomes**  
PORTFOLIO COLLECTION

## Floorplans



## General Information

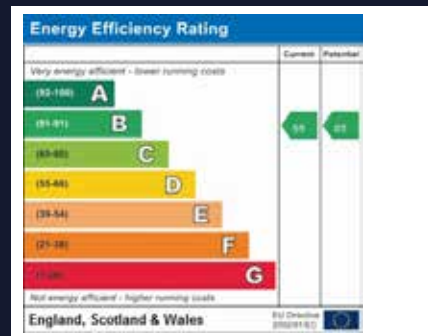
### Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

### Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

## Energy Efficiency Rating



## Contact Us

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

**Tel: 0121 824 5133**

portfolio@smart-homes.co.uk

[www.portfolio-collection.smart-homes.co.uk](http://www.portfolio-collection.smart-homes.co.uk)

### PROPERTY MISDESCRIPTIONS ACT:

Smarthomes have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.