



Beckford Croft, Dorridge

Offers Over £200,000





PROPERTY OVERVIEW

Situated within a sought-after development exclusively for those over 55, this one-bedroom bungalow presents a fantastic opportunity for those seeking a comfortable and modern living space. This property offers a unique blend of contemporary design and practicality, catering to the needs of discerning residents looking for a peaceful and secure environment. Upon entering the property, one is greeted by a modern kitchen boasting integrated appliances, providing a sleek and functional space for culinary endeavours. The kitchen seamlessly flows into the living area, creating an open-plan layout that maximises the use of space and enhances the overall sense of fluidity. The bungalow boasts a modern shower room, exuding elegance and functionality, ideal for relaxation after a long day. The property also benefits from a well-appointed bedroom featuring fitted wardrobes, offering ample storage solutions whilst maintaining a clean and uncluttered aesthetic. Noteworthy features of this property include its leasehold tenure with a share of the freehold, offering residents a stake in the management and maintenance of the development.



This ownership structure provides a sense of community and shared responsibility, ensuring that the property is well-maintained for years to come. For those looking to move in swiftly and effortlessly, the option of including furniture is available, allowing for a hassle-free transition into this inviting abode. The opportunity to personalise the space with tasteful furnishings and decor further enhances the potential for creating a comfortable and inviting home. In summary, this one-bedroom bungalow within an over 55's development presents a compelling housing option for those seeking a modern and convenient living space. With its contemporary kitchen, modern shower rooms, fitted wardrobes, and the possibility of including furniture, this property offers a turnkey solution for a lifestyle of ease and comfort. Don't miss this chance to secure a distinctive property that caters to your desire for quality living in a welcoming community setting.

- Over 55's
- One Bedroom Bungalow
- Modern Kitchen
- Modern Shower Rooms
- Integrated Appliances
- Fitted Wardrobes
- Leasehold With Share Of Freehold
- Furniture Can Be Included





PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: C

Tenure: Share of Freehold

HALL

LIVING/DINING ROOM

17' 3" x 9' 7" (5.26m x 2.92m)

KITCHEN

7' 2" x 6' 7" (2.18m x 2.01m)

BEDROOM

13' 5" x 8' 4" (4.09m x 2.54m)



SHOWER ROOM

TOTAL SQUARE FOOTAGE

44.0 sq.m (474 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Lamona integrated oven, Lamona integrated hob, Lamona extractor, Lamona microwave, Beko fridge/freezer, Hotpoint washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

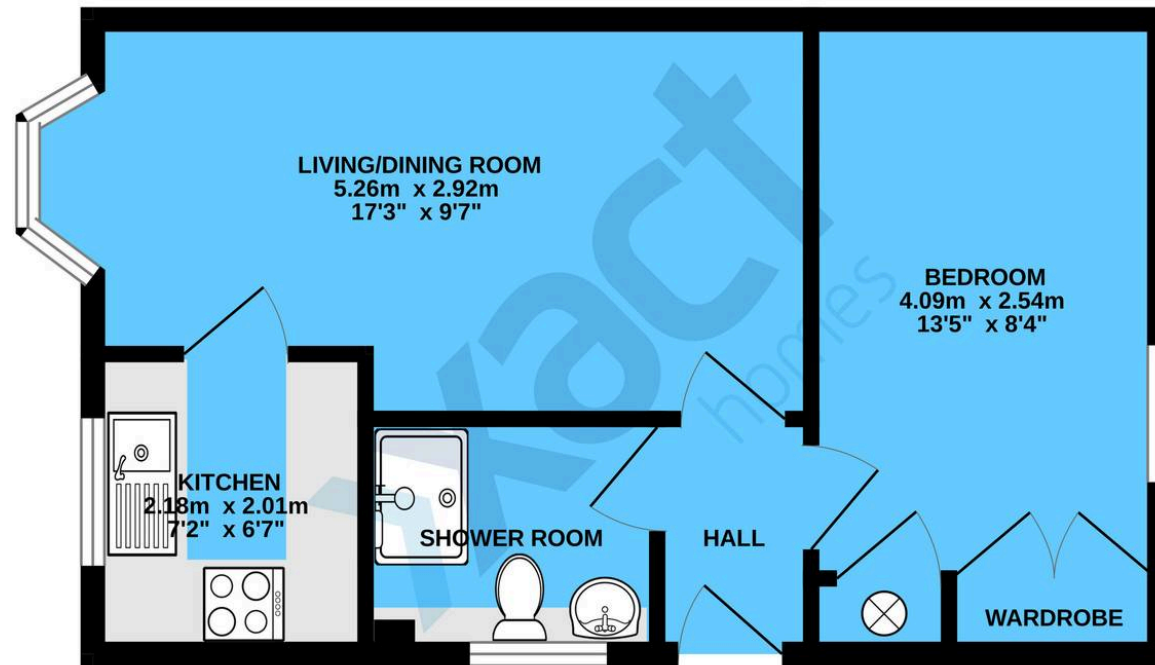
Services - water meter, mains electricity and sewers. Broadband - EE - fibre optic. Service charge - £1,690 pa. Ground rent - nil.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



TOTAL FLOOR AREA : 44.0 sq.m. (474 sq.ft.) 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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