



Station Road, Dorridge

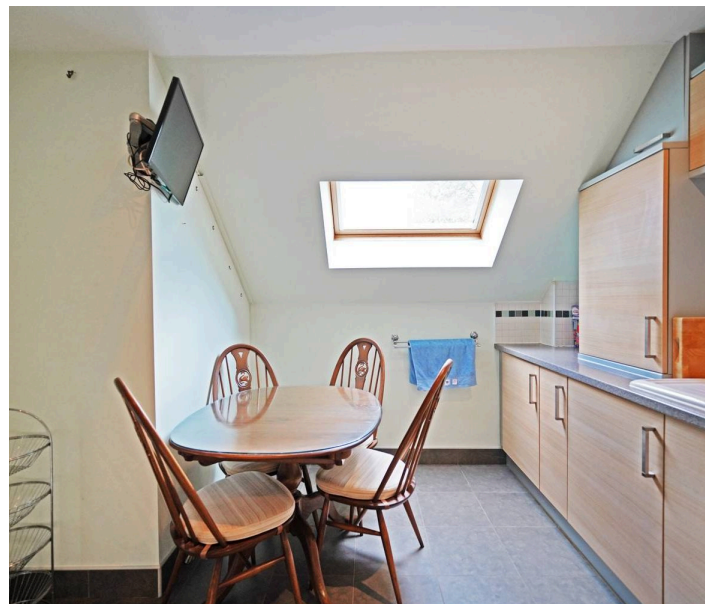
Guide Price £350,000





PROPERTY OVERVIEW

Introducing an exceptional opportunity to acquire a prestigious two bedroom penthouse apartment in a prime location. Upon entering the property you are greeted by a well proportioned hallway with ample storage space. Off the hallway is the fully fitted breakfast kitchen with boast integrated appliances and lots of storage space. At the front of the property is a large lounge with views to the centre of Dorridge. The lounge leads to an additional dining room creating the perfect entertaining space. The principal bedroom is a sanctuary in itself, complete with an en-suite bathroom and a dressing area with fitted wardrobes that adds a touch of opulence. In addition the second bedroom also benefits from fitted wardrobes and is serviced by the main bathroom. In conclusion, this two bedroom penthouse apartment represents an unparalleled opportunity to own a home of distinction in a prime location. With its modern amenities, sophisticated design, and attention to detail, this property is sure to captivate those seeking a lifestyle of luxury and comfort. Don't miss the chance to make this exquisite apartment your own and experience the height of upscale living.



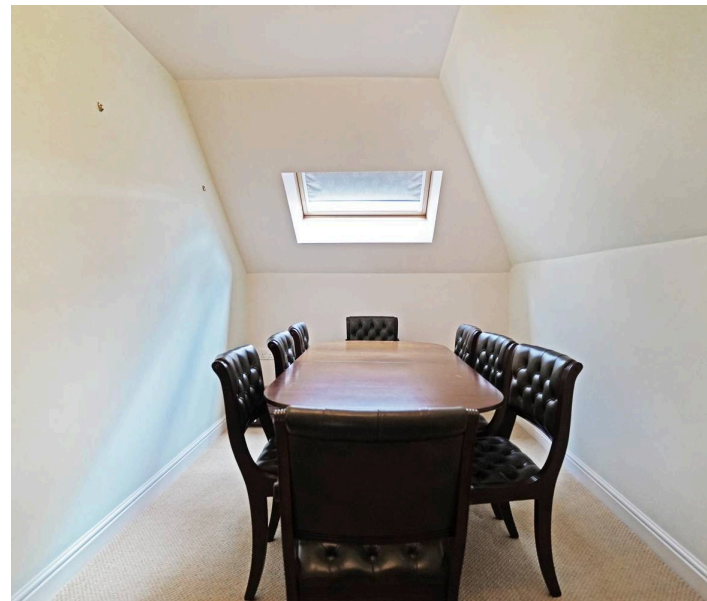


PROPERTY LOCATION

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: F

Tenure: Leasehold



- Penthouse Apartment
- Two Large Bedrooms
- Two Bathrooms
- Principal Bedroom With En-Suite & Dressing Area
- Fitted Kitchen With Integrated Appliances
- Lounge & Separate Dining Room
- Two Allocated Parking Spaces



HALLWAY

LOUNGE

19' 2" x 18' 10" (5.84m x 5.74m)

DINING ROOM

13' 1" x 7' 10" (3.99m x 2.39m)

BREAKFAST KITCHEN

13' 1" x 10' 4" (3.99m x 3.15m)

PRINCIPAL BEDROOM

21' 4" x 12' 10" (6.50m x 3.91m)

DRESSING AREA

7' 9" x 6' 7" (2.36m x 2.01m)

ENSUITE

8' 10" x 7' 9" (2.69m x 2.36m)

BEDROOM TWO

12' 0" x 10' 6" (3.66m x 3.20m)

BATHROOM

8' 10" x 6' 3" (2.69m x 1.91m)

TOTAL SQUARE FOOTAGE

118.0 sq.m (1270 sq.ft) approx.

OUTSIDE THE PROPERTY

WELL MAINTAINED COMMUNAL GARDENS

TWO ALLOCATED PARKING SPACES



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all carpets, curtains, blinds and light fittings, underfloor heating, garden shed and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

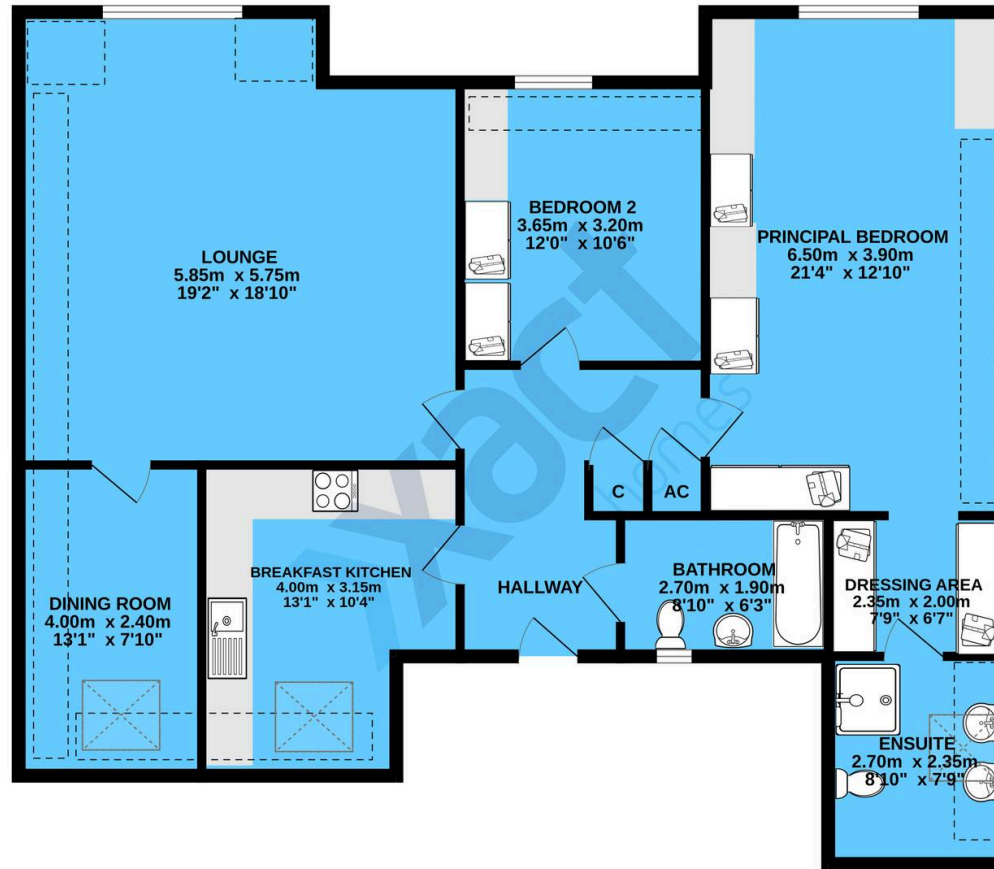
Services - water meter, mains gas and electricity.
Broadband - Sky - fibre optic. Loft space - with ladder.
Service charge - £2,433.30 pa. Ground rent - £150 pa.

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.



PENTHOUSE



TOTAL FLOOR AREA: 118.0 sq.m. (1270 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

