



Dorchester Road, Solihull

Guide Price £267,500





PROPERTY OVERVIEW

Situated within an easy walking distance to Solihull town center and a two minute stroll from Solihull railway station. A fantastic opportunity to purchase this two bedroom, first floor flat which must be viewed internally to be appreciated. The flat has been modernized throughout, benefits from gas central heating, UPVC double glazing and has the added attraction of a modern refitted kitchen and bathroom. This flat has the benefit of an extended lease and briefly comprises of: entrance hall, lounge / dining room, modern re fitted kitchen, two double bedrooms, luxury bathroom, balcony, with a sunny westerly facing aspect and communal gardens.

- First Floor Flat
- Two Minutes Walk From Solihull Railway Station
- Long Extended Lease
- Lounge / Dining Room
- Communal Gardens





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Leasehold

VIA THE COMMUNAL ENTRANCE HALL AND STAIRCASE

ENTRANCE HALL

LOUNGE/DINING ROOM

20' 5" x 14' 10" (6.23m x 4.53m)

BALCONY

KITCHEN

9' 9" x 8' 11" (2.98m x 2.72m)

BEDROOM ONE

13' 3" x 12' 5" (4.03m x 3.79m)

BEDROOM TWO

9' 10" x 9' 11" (3.00m x 3.02m)

BATHROOM





OUTSIDE THE PROPERTY

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services: main gas, electricity and main sewers.

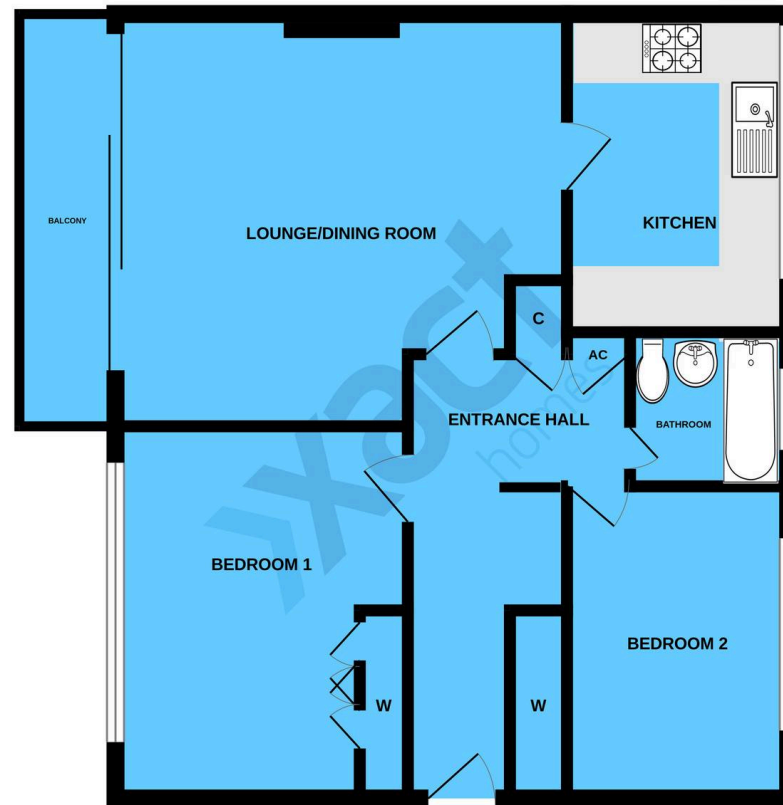
Broadband: BT Ground Rent: £125 pa. Service Charge: £1,500 pa

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.



FIRST FLOOR



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

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

