



Avenue Road, Dorridge

Guide Price £875,000



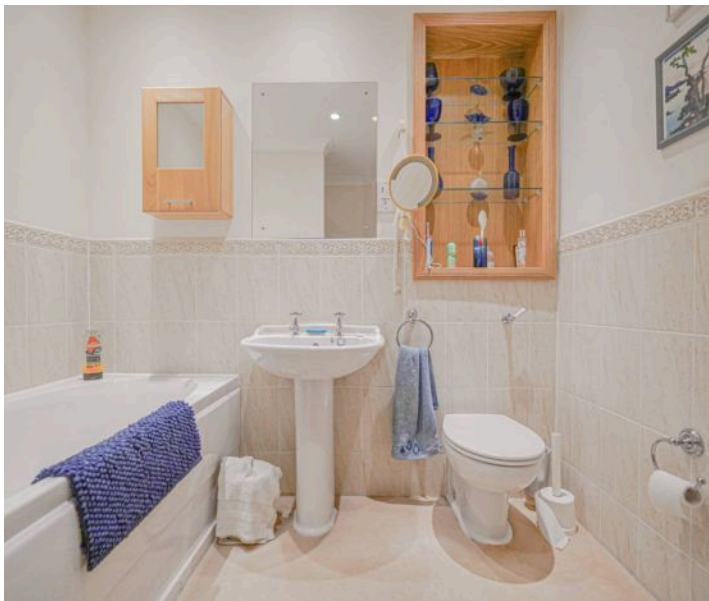


#### PROPERTY OVERVIEW

Situated in the highly sought-after location of Dorrige, this outstanding penthouse apartment, the largest property within The Willows, offers a unique opportunity to acquire a spacious and luxurious living space without the hassle of an upward chain.

Upon entering the property, you are greeted by a stunning dining hallway that provides access to the reception room and all bedrooms, in addition to a utility and guest bathroom. The breakfast kitchen offers ample space for table and chairs and features a balcony overlooking the tranquil rear gardens.

The large living room boasts a Juliet style balcony to the rear, as well as additional access to the balcony with seating area, perfect for enjoying the outdoors in a private setting. The property features three double bedrooms, with the principal bedroom offering a walk-in wardrobe/dressing room and a luxurious ensuite bathroom. Bedroom two also benefits from a luxury ensuite, while the third bedroom is currently utilised as a study and features extensive fitted furniture.





For added convenience, the property benefits from secure basement parking with three allocated spaces, as well as lift access for ease of mobility. The outstanding landscaped communal gardens provide a peaceful retreat for residents to enjoy.

Located within walking distance to Dorridge Village, the property offers easy access to local amenities, shops, and the train station, making it an ideal choice for those seeking a convenient and upscale lifestyle.

In summary, this penthouse apartment represents a rare opportunity to own a prestigious property in a desirable location, combining luxury living with convenience and style. Viewing is highly recommended to fully appreciate the unique features and spacious layout of this exceptional property.





- Benefitting From No Upward Chain
- An Outstanding And Spacious Penthouse Apartment Located In The Highly Sought After Location Of Dorridge
- Benefitting From Secure Basement Parking With Three Allocated Spaces
- Extremely Rare Opportunity To Purchase A Three Double Bedroom Penthouse Apartment With Lift Access
- Stunning Dining Hallway Providing Access To The Reception Room And All Bedrooms, Plus Utility And Guest Bathroom
- Breakfast Kitchen With Ample Room For Table And Chairs And Access To Balcony Overlooking The Rear Gardens
- Large Living Room With Juliet Style Balcony To Rear And Additional Access To Balcony With Table And Chairs
- Three Double Bedrooms, Principal Bedroom With Walk In Wardrobe / Dressing Room And Luxury Ensuite, Bedroom Two With Luxury Ensuite And Third Bedroom Utilised As Study With Extensive Fitted Furniture
- Outstanding Landscaped Communal Rear Gardens Providing A Tranquil Retreat
- Walking Distance To Dorridge Village, Station And All Local Amenities





#### PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and 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: G

Tenure: Leasehold



**ENTRANCE HALLWAY**

**DINING HALLWAY**

20' 4" x 14' 9" (6.20m x 4.50m)

**BREAKFAST KITCHEN**

16' 7" x 11' 8" (5.05m x 3.55m)

**LIVING ROOM**

24' 3" x 16' 5" (7.40m x 5.00m)

**BALCONY**

11' 8" x 4' 11" (3.55m x 1.50m)

**UTILITY**

7' 10" x 5' 9" (2.40m x 1.75m)

**PRINCIPAL BEDROOM**

16' 11" x 14' 11" (5.15m x 4.55m)

**ENSUITE**

9' 10" x 7' 7" (3.00m x 2.30m)

**WALK IN WARDROBE**

9' 10" x 4' 7" (3.00m x 1.40m)

**BEDROOM TWO**

16' 5" x 13' 3" (5.00m x 4.05m)

**ENSUITE**

8' 2" x 5' 9" (2.50m x 1.75m)

**BEDROOM THREE**

15' 3" x 12' 8" (4.65m x 3.85m)

**BATHROOM**

8' 2" x 5' 7" (2.50m x 1.70m)

**TOTAL SQUARE FOOTAGE**

191.0 sq.m (2056 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**SECURE UNDERGROUND PARKING**

**LANDSCAPED COMMUNAL GARDENS**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all three bedrooms, fitted furniture in bedroom three and underfloor heating throughout. Further items available by negotiation.

#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity.  
Broadband - FTTP (fibre to the premises). Ground rent - £250 pa.

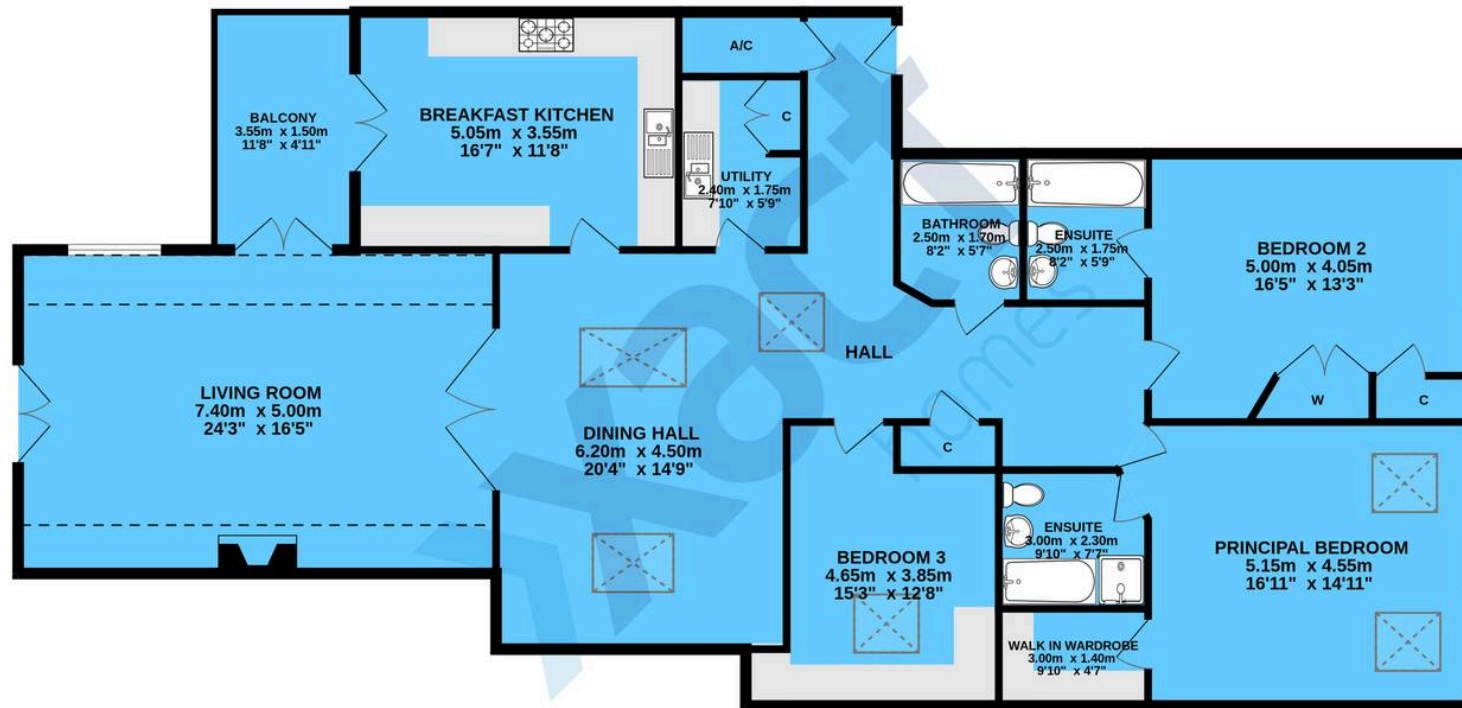
#### **INFORMATION FOR POTENTIAL BUYERS**

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.





## 2ND FLOOR



TOTAL FLOOR AREA : 191.0 sq.m. (2056 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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