



Avenue Road, Dorridge

Guide Price £395,000



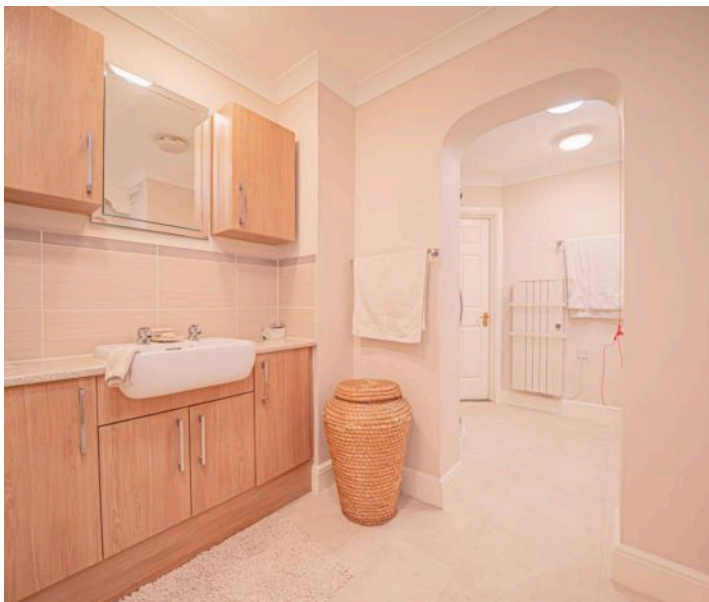


PROPERTY OVERVIEW

Situated within the highly sought-after Cavendish Court development for over 55s, this exceptional ground floor apartment presents a unique opportunity for those seeking a sophisticated and convenient lifestyle in the heart of Dorridge Village. Boasting an extended lease, pristine private parking, and well-maintained communal gardens, this two-bedroom residence offers a blend of comfort and luxury.

Upon entering the property, a spacious hallway leads to all living quarters, ensuring a seamless flow throughout. The generously sized principal bedroom greets you at the front, complete with a lavish en-suite bathroom featuring a separate bath and shower, ideal for relaxation and unwinding after a long day. Adjacent, a versatile second bedroom or dining area provides flexibility and convenience, serviced by the main family bathroom for added comfort.

The heart of the home lies at the rear, where a fully-fitted breakfast kitchen overlooks the serene communal garden, providing a picturesque backdrop for your daily routines. The large lounge exudes elegance and warmth with its feature fireplace, while French doors open onto the private patio, basking the space in natural light and offering a tranquil spot to enjoy alfresco dining or a morning coffee.





With a prime location in Dorridge Village, residents enjoy proximity to a wide array of amenities, including local shops, restaurants, and transport links, making every-day living a breeze. Furthermore, the property is offered to the market with the added benefit of no upward chain, streamlining the purchasing process for potential buyers.

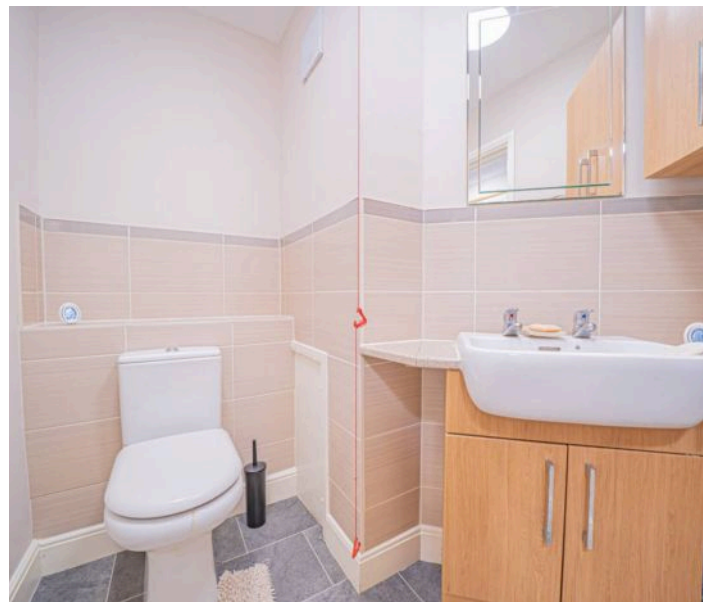
In summary, this ground floor apartment encapsulates the essence of modern living within a mature living environment, blending convenience, comfort, and style effortlessly. Don't miss this opportunity to secure your dream home in one of Dorridge's most prestigious developments. Contact us today to arrange a viewing and experience the epitome of luxury living firsthand.

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 Silhilians 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: D

Tenure: Leasehold





- Large Two Bedroom Ground Floor Apartment With Outside Space & An Extended Lease
- Boasting Communal Gardens & Set Behind Private Parking
- All Living Accommodation Is Located Off The Main Hallway & Includes A Large Principal Bedroom To The Front Of The Property With A Luxury En-Suite Bathroom With A Separate Bath & Shower
- To The Rear Of The Property Is A Versatile Second Bedroom/Dining Room, Which Is Serviced By The Main Family Bathroom, And A Fully Fitted Breakfast Kitchen With Views Over The Communal Garden
- The Property Boasts A Large Lounge To The Rear Of The Property With A Feature Fireplace & French Doors Opening Onto The South Facing Private Patio
- Set Within The Prestigious Cavendish Court Development For Over 55s
- Located In The Centre Of Dorridge Village, Walking Distance To All The Amenities Dorridge Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

16' 0" x 6' 2" (4.88m x 1.88m)

LOUNGE

17' 5" x 13' 6" (5.31m x 4.11m)

PRINCIPAL BEDROOM

18' 4" x 9' 2" (5.60m x 2.79m)

BEDROOM TWO

12' 8" x 6' 10" (3.86m x 2.09m)

BATHROOM

13' 11" x 8' 8" (4.25m x 2.64m)

TOTAL SQUARE FOOTAGE

86.0 sq.m (926 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING FOR ONE VEHICLE

COMMUNAL GARDENS

PRIVATE SOUTH FACING PATIO AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, dishwasher, tumble dryer, all carpets, all curtains, all blinds, all light fittings, fire in lounge and fitted wardrobe in one bedroom.

ADDITIONAL INFORMATION

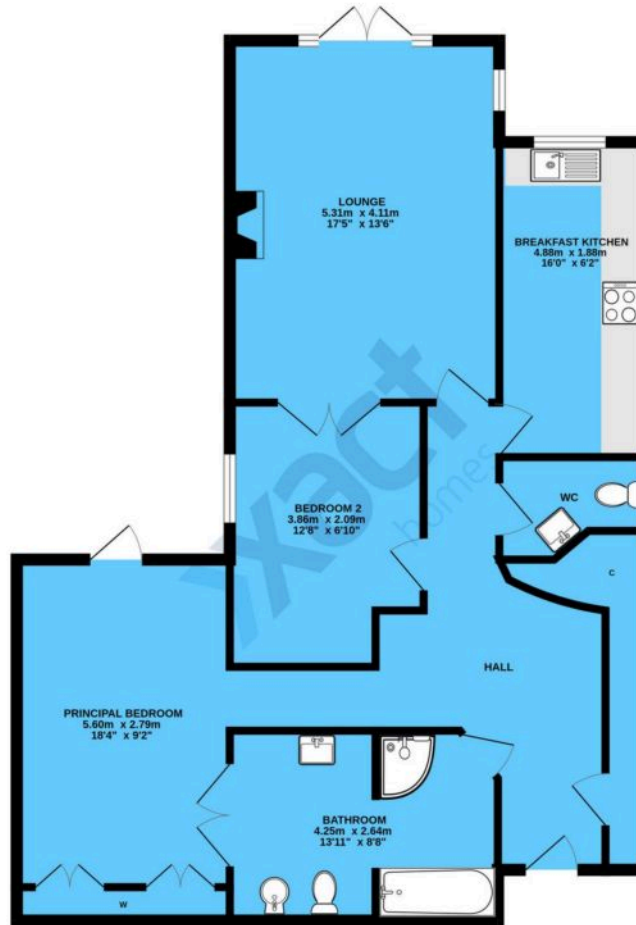
Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. Service charge – £3,708 pa. Ground rent – £250 pa.

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.



GROUND FLOOR



TOTAL FLOOR AREA: 86.0 sq.m. (926 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 misstatement. 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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