



Avenue Road, Dorridge

Guide Price £375,000





PROPERTY OVERVIEW

Impeccably designed for modern comfort and convenience, this newly modernised two-bedroom ground floor apartment for the over 55s is nestled within the charming enclave of Dorridge, offering a peaceful and secure living environment. Recently redecorated throughout with brand new flooring and presenting in immaculate, as-new condition following its comprehensive refurbishment, the property delivers a fresh, contemporary feel rarely found in retirement living. Situated in the prestigious Cavendish Court, this residence provides an exclusive retreat for discerning individuals seeking an elegant lifestyle.

Upon entry through the welcoming hallway, the property unfolds into a warm and inviting sanctuary. The spacious lounge bathed in natural light emanating from the southern exposure beckons relaxation, complemented by French doors opening onto the communal garden, seamlessly merging indoor and outdoor living. A separate dining room presents an ideal space for shared meals and entertaining guests.

Discover culinary delights in the newly fitted kitchen, equipped with ample storage solutions and modern appliances, catering to the demands of every-day living with ease. The property features two well-appointed bedrooms, one offering the convenience of fitted wardrobes, while both are serviced by a newly fitted shower room, epitomising comfort and functionality.





This residence is the epitome of accessibility, located within walking distance to Dorridge Station, ensuring effortless commutes and travel convenience. Residents will appreciate the proximity to a plethora of amenities in Dorridge Village, including shops, cafes, and essential services, promising a lifestyle of comfort and convenience.

Offered to the market with no upward chain, this property presents a rare opportunity for those seeking a tranquil retreat within a vibrant community. Embrace the luxury of a contemporary lifestyle tailored to the needs of the discerning over 55s demographic, and make this elegant Dorridge abode the next chapter in your life's journey.

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: E

Tenure: Leasehold



- Newly Modernised Two Bedroom Ground Floor Apartment For The Over 55s Located In The Heart Of Dorridge
- Recently Redecorated Throughout With Brand New Flooring, Presenting In Pristine, As-New Condition Since Refurbishment
- The Property Is Accessed Via The Entrance Hallway & Includes A Lounge With A South Facing Aspect & French Doors Onto The Communal Garden & A Separate Dining Room
- The Property Boasts A Newly Fitted Kitchen With Ample Storage & Fully Fitted Appliances
- The Property Benefits From Two Bedrooms, One Of Which Affords Fitted Wardrobes & Both Of Which Are Serviced By A Newly Fitted Shower Room
- Located In The Prestigious Cavendish Court For The Over 55s
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Offered To The Market With No Upward Chain



ENTRANCE HALLWAY

LOUNGE

18' 6" x 10' 3" (5.65m x 3.13m)

KITCHEN

14' 8" x 7' 11" (4.47m x 2.41m)

DINING ROOM

14' 7" x 7' 11" (4.44m x 2.41m)

PRINCIPAL BEDROOM

13' 10" x 10' 7" (4.22m x 3.23m)

BEDROOM TWO

10' 4" x 7' 0" (3.14m x 2.14m)

SHOWER ROOM

6' 4" x 6' 4" (1.94m x 1.93m)

TOTAL SQUARE FOOTAGE

84.0 sq.m (903 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING SPACE

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, some light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Service charge – £3,749.00 pa. Ground rent – £120.00 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.

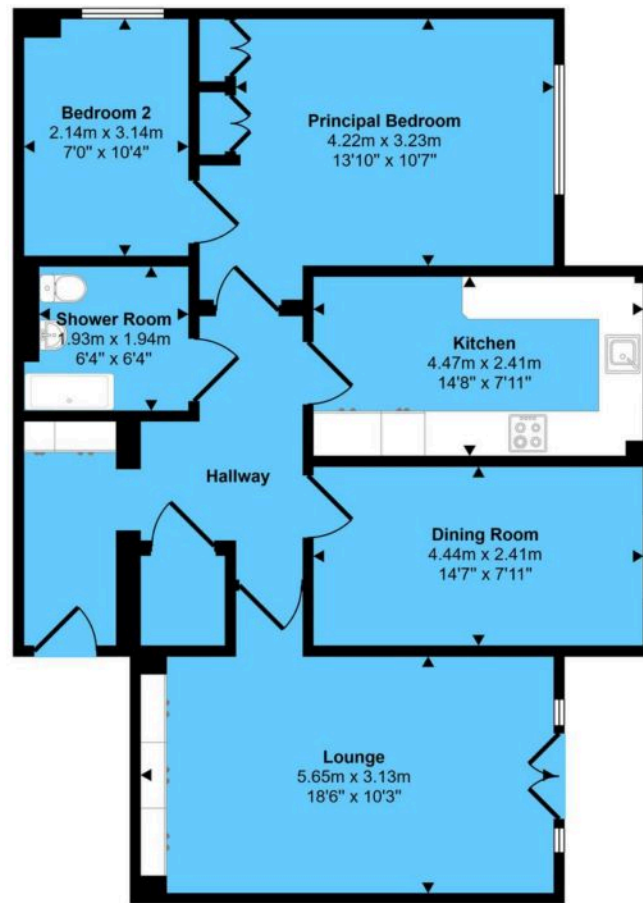
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



Approx Gross Internal Area
84 sq m / 903 sq ft



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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