



Station Road, Dorridge

In Excess of £310,000





PROPERTY OVERVIEW

This impressive two bedroom first floor apartment is situated within an exclusive development in the heart of Dorridge village, providing a rare opportunity to acquire a contemporary home in one of the area's most sought-after locations.

Accessed via a welcoming entrance hallway, the property immediately impresses with its expansive open-plan kitchen, living, and dining area, which has been thoughtfully designed to create a versatile space ideal for both everyday living and entertaining. The modern kitchen features high quality fittings and integrated appliances, complemented by ample worktop and storage space. The living and dining areas are flooded with natural light, creating a bright and inviting atmosphere.

Both bedrooms are generously proportioned doubles, offering flexibility for residents, guests, or home working. The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom is served by a further well-appointed family bathroom, each finished to a high standard with contemporary fixtures and fittings.

The property is presented in excellent decorative order throughout, ensuring that it is ready for immediate occupation.





Further benefits include secure gated parking for residents (providing peace of mind and convenience) and a location that is second to none. Dorridge station is within easy walking distance, making this property ideal for commuters, and the apartment is perfectly positioned to take advantage of all the amenities that Dorridge village has to offer, including a range of shops, restaurants, cafes, and services.

Offered to the market with no upward chain, this superb apartment represents an outstanding opportunity for both owner occupiers and investors alike. The combination of a prestigious address, high specification interiors, secure parking, and excellent local transport links ensures that this property will appeal to a wide range of buyers seeking a stylish and low-maintenance home in a vibrant and well-connected village setting. Early viewing is highly recommended to fully appreciate the quality and convenience of this exceptional apartment.

- Two Bedroom First Floor Apartment Located In The Heart Of Dorridge Village
- Set Within An Exclusive Development With Gated Parking
- The Property Is Accessed Via The Entrance Hallway & Boasts A Large Open-Plan Kitchen / Living / Dining Area
- The Property Boasts Two Double Bedrooms Which Are Serviced By Two Well-Appointed Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- Offered To The Market With The Benefit Of No Upward Chain
- Located In The Heart Of Dorridge, Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer





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



ENTRANCE HALLWAY

LIVING / DINING AREA

19' 0" x 16' 6" (5.80m x 5.03m)

KITCHEN AREA

8' 8" x 7' 7" (2.65m x 2.32m)

PRINCIPAL BEDROOM

13' 7" x 13' 4" (4.14m x 4.06m)

ENSUITE

7' 1" x 4' 8" (2.15m x 1.41m)

BEDROOM TWO

11' 8" x 9' 10" (3.56m x 3.00m)

BATHROOM

6' 9" x 6' 7" (2.06m x 2.00m)

TOTAL SQUARE FOOTAGE

82.3 sq.m (886 sq.ft) approx.

OUTSIDE THE PROPERTY

SECURE GATED PARKING



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, washer/dryer, all carpets, all curtains, all light fittings, sofa, dining table, beds, fitted wardrobes in one bedroom and underfloor heating.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded. Service charge - £2,474.00 pa. Ground rent - £200.00 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.

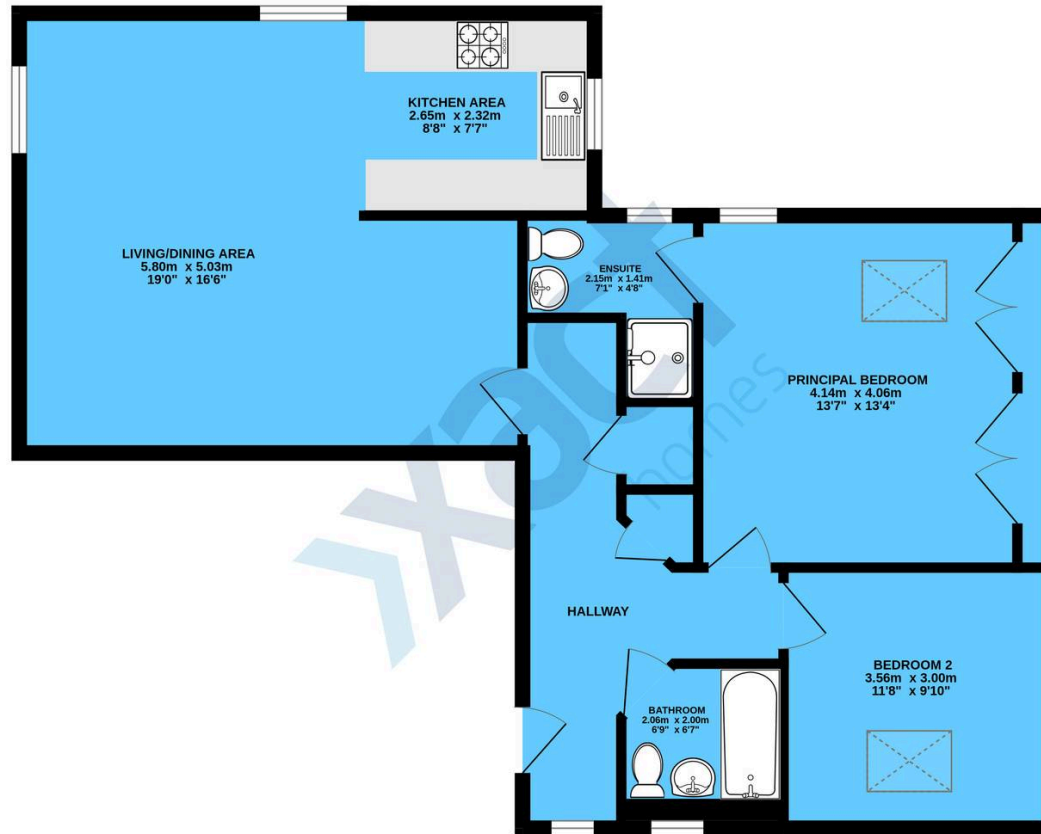
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

FIRST FLOOR



TOTAL FLOOR AREA : 82.3 sq.m. (886 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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