



Avenue Road, Dorridge

Guide Price £350,000





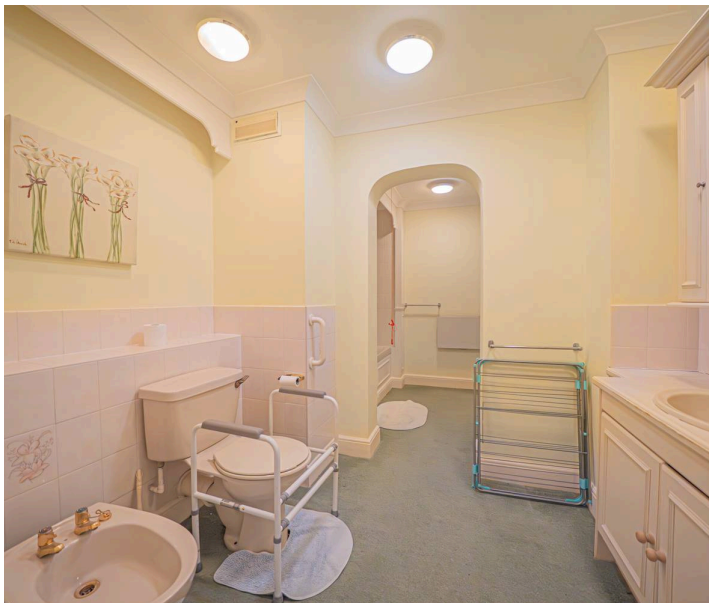
PROPERTY OVERVIEW

This beautifully presented two bedroom ground floor retirement apartment is set within the highly sought-after Cavendish Court, offering a rare opportunity to acquire a spacious and well-appointed home in the heart of Dorridge village.

Accessed via a welcoming entrance hallway, the property immediately impresses with its generous proportions and thoughtful layout designed for comfort and convenience. The fully fitted breakfast kitchen provides ample storage and integrated appliances, ensuring a practical and enjoyable cooking experience. The large lounge is a standout feature, benefitting from French doors that open onto a south-facing patio (ideal for relaxing and enjoying natural light throughout the day).

The property boasts two large bedrooms, with the principal bedroom offering fitted wardrobes and a luxurious en-suite bathroom, finished to a high standard for added comfort and privacy. The second double bedroom is a versatile space that could serve equally well as a guest room, dining room, or study, adapting to your individual lifestyle needs.

Additional features include allocated parking and access to meticulously maintained communal areas, reflecting the high standard of living within Cavendish Court. The development is perfectly positioned to take advantage of all the amenities Dorridge has to offer, with shops, cafes, and essential services just moments away.





Designed exclusively for those seeking a secure and sociable retirement environment, this apartment combines modern living with peace of mind, making it an outstanding choice for discerning buyers. Early viewing is highly recommended to fully appreciate the quality and convenience of this exceptional property.

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





- Two Bedroom Ground Floor Retirement Apartment Set Within The Highly Sought-After Cavendish Court
- With Allocated Parking & Manicured Communal Gardens
- The Property Is Accessed Via The Entrance Hallway & Includes A Fully Fitted Breakfast Kitchen & A Large Lounge With French Doors Opening Onto A South-Facing Patio
- The Property Boasts Two Large Bedrooms, With The Principal Bedroom Benefitting From Fitted Wardrobes & A Large Luxury En-Suite Bathroom
- The Second Double Bedroom Is A Versatile Room Which Could Also Be Used As A Dining Room Or Study
- Located In The Heart Of Dorridge Village With All Of The Amenities Dorridge Has To Offer On Your Doorstep
- Extended Leasehold Upon Completion



ENTRANCE HALLWAY

WC

LOUNGE

15' 3" x 13' 2" (4.66m x 4.01m)

BREAKFAST KITCHEN

15' 7" x 6' 0" (4.76m x 1.84m)

PRINCIPAL BEDROOM

15' 9" x 8' 8" (4.80m x 2.64m)

ENSUITE

12' 9" x 7' 10" (3.88m x 2.39m)

BEDROOM TWO

13' 11" x 9' 7" (4.23m x 2.92m)

TOTAL SQUARE FOOTAGE

86.0 sq.m (929 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING & VISITOR PARKING

COMMUNAL GARDENS

SOUTH FACING PATIO



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, washing machine, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in one bedroom. Furniture available if required.

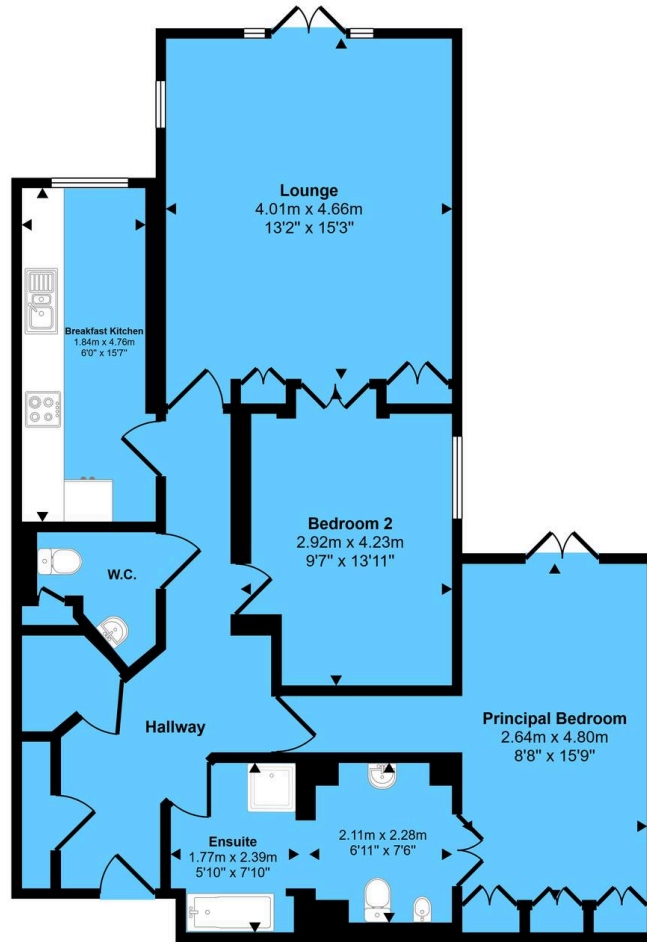
ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Service charge - £3,943.69 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.

Approx Gross Internal Area
86 sq m / 929 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.

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

