Station Road, Dorridge

Guide Price **£350,000**

xact HOMES

PROPERTY OVERVIEW

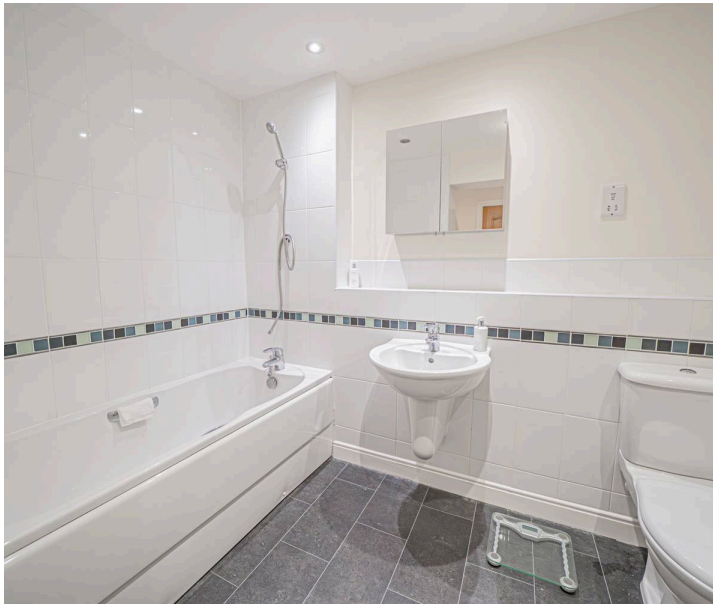
This impressive two bedroom, two bathroom first floor apartment is situated within the heart of Dorridge Village, offering a rare opportunity to acquire a spacious and well-appointed home in an exclusive development with secure gated parking.

Upon entering the property, you are welcomed by a generous entrance hallway that leads to a large lounge positioned at the front of the apartment, providing an ideal space for relaxation and entertaining. The fully fitted kitchen, located to the rear, features high quality units and integrated appliances, making it practical for everyday meal preparation.

Both bedrooms are generously proportioned doubles, each designed to offer comfort and flexibility for a variety of lifestyles. The principal bedroom benefits from a contemporary en-suite bathroom, while the second bedroom is serviced by a separate, well-appointed bathroom, perfect for guests or family members.

The apartment is presented to the market with the significant advantage of no upward chain, ensuring a smooth and swift purchase process for prospective buyers.

The development itself is renowned for its exclusivity and security, with gated access providing peace of mind and a sense of community.



The location is truly exceptional, being just a short walk from Dorridge Station (offering direct rail links to Birmingham and beyond), as well as the array of shops, cafes, and amenities that Dorridge Village has to offer.

This property is ideally suited to professionals, downsizers, or those seeking a convenient and low maintenance lifestyle in a highly sought-after area. With its spacious layout, high specification finish, and enviable position within Dorridge, this apartment represents a superb opportunity for discerning buyers. Early viewing is highly recommended to appreciate the quality and generous proportions of this outstanding home.

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: F

Tenure: Leasehold

- Large Two Bedroom, Two Bathroom First Floor Apartment Set Within The Heart Of Dorridge Village
- Set Within An Exclusive Development With Gated Parking
- The Property Is Accessed Via The Entrance Hallway & Includes A Large Lounge To The Front & A Fully Fitted Kitchen To The Rear
- 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

ENTRANCE HALLWAY

LOUNGE
18' 8" x 15' 6" (5.69m x 4.72m)

KITCHEN
12' 9" x 9' 4" (3.89m x 2.84m)

PRINCIPAL BEDROOM
17' 2" x 12' 7" (5.23m x 3.84m)

ENSUITE
10' 9" x 9' 3" (3.28m x 2.82m)
Full bath and walk-in shower with Aqualisa power shower

BEDROOM TWO
12' 8" x 8' 7" (3.86m x 2.62m)

BATHROOM
10' 3" x 8' 6" (3.12m x 2.59m)
Full bath and walk-in shower with Aqualisa power shower

TOTAL SQUARE FOOTAGE
97.2 sq.m (1,046 sq.ft) approx.

OUTSIDE THE PROPERTY

PRIVATE STORAGE SHED

SECURE GATED PARKING

COMMUNAL GARDEN TABLE AND CHAIRS

COMMUNAL BBQ

ROTARY WASHING LINE

ITEMS INCLUDED IN THE SALE

Belling integrated oven, Belling integrated hob, Bosch extractor, integrated Beko washing machine, integrated Bosch dishwasher, integrated Electrolux fridge/freezer, all carpets, all blinds, all light fittings, fitted wardrobes in one bedroom and underfloor heating. Beautiful dove grey dresser available by negotiation.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Service charge - £2,436.00 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 : 97.2 sq.m. (1046 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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