



Station Road, Dorridge

Guide Price £295,000





PROPERTY OVERVIEW

This well-presented two bedroom, one bathroom apartment is situated in the very heart of Dorridge village, offering an exceptional standard of living within a highly sought-after location. The property benefits from gated and secure underground parking (providing both convenience and security for residents) and is just a two minute walk from Dorridge Station and a short stroll from the array of amenities that Dorridge village has to offer, including shops, cafes, and restaurants. Inside, you are greeted by a spacious lounge that is both inviting and comfortable, ideal for relaxing or entertaining guests. The modern, fully fitted kitchen comes complete with a range of integrated appliances, ensuring a sleek and practical space for cooking and dining. Both bedrooms are generously proportioned, providing ample room for furnishings and storage, while large windows allow for plenty of natural light throughout. The well-appointed family bathroom features contemporary fixtures and fittings, designed to a high standard to provide a touch of luxury and comfort. Tastefully decorated throughout, this apartment is ready for immediate occupation and would suit a range of buyers, from first-time purchasers to those looking to downsize or invest.



With its prime position in the heart of the village, excellent transport links, and high specification finish, this property offers a rare opportunity to acquire a stylish and conveniently located home in one of the area's most desirable settings. Early viewing is highly recommended to appreciate the quality and location of this superb apartment.

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: D

Tenure: Leasehold





- Well-Presented Two Bedroom, One Bathroom Apartment Set Within The Heart Of Dorridge Village
- With Gated & Secure Underground Parking
- The Property Includes A Well-Proportioned Lounge & Modern Fully Fitted Kitchen With Integrated Appliances
- Boasting Two Well-Proportioned Bedrooms, Both Of Which Are Serviced By A Well-Appointed Family Bathroom
- Two Minute Walk From Dorridge Station, With Direct Fast Links To London Marylebone Station
- Set Within The Heart Of Dorridge Village, Within Walking Distance To All Of The Amenities Dorridge Village Has To Offer

ENTRANCE HALLWAY

KITCHEN

9' 8" x 6' 6" (2.94m x 1.98m)

LOUNGE

14' 5" x 13' 7" (4.39m x 4.14m)

PRINCIPAL BEDROOM

12' 1" x 10' 11" (3.68m x 3.32m)

BEDROOM TWO

10' 2" x 7' 2" (3.10m x 2.19m)

BATHROOM

9' 5" x 6' 1" (2.86m x 1.86m)

TOTAL SQUARE FOOTAGE

54.1 sq.m (582 sq.ft) approx.

OUTSIDE THE PROPERTY

SECURE UNDERGROUND PARKING



ITEMS INCLUDED IN THE SALE

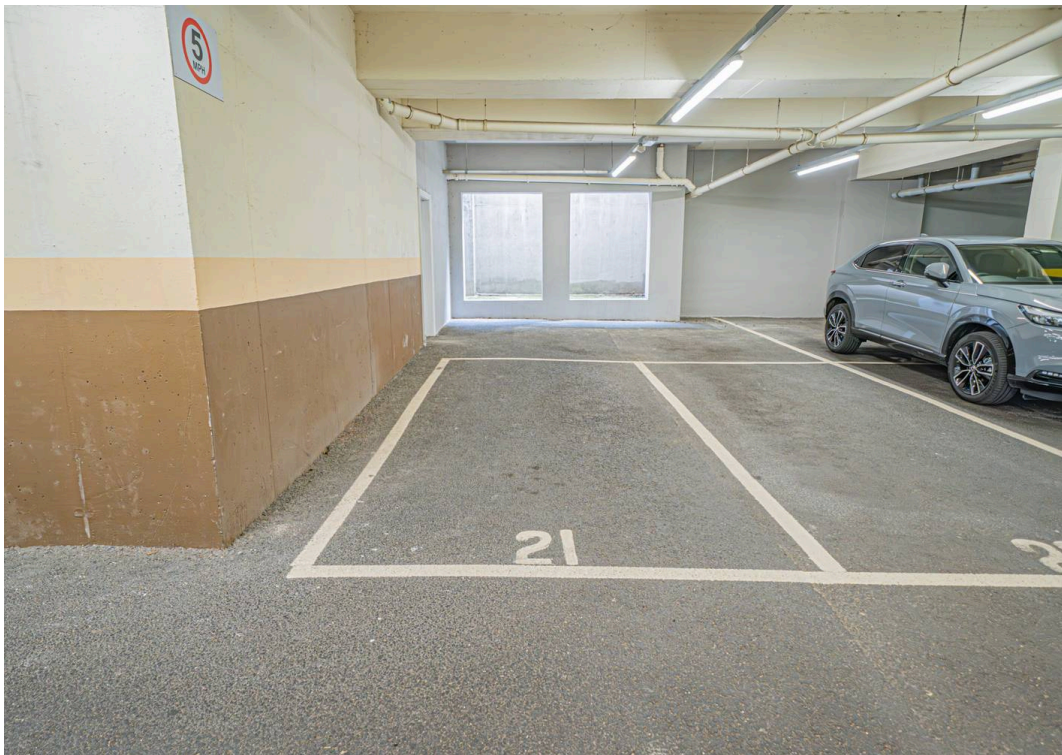
AEG integrated oven, AEG integrated hob, AEG extractor, AEG microwave, Bosch freezer, AEG dishwasher, AEG washer/dryer, all carpets, some light fittings, fitted wardrobes in both bedrooms and electric garage door.

ADDITIONAL INFORMATION

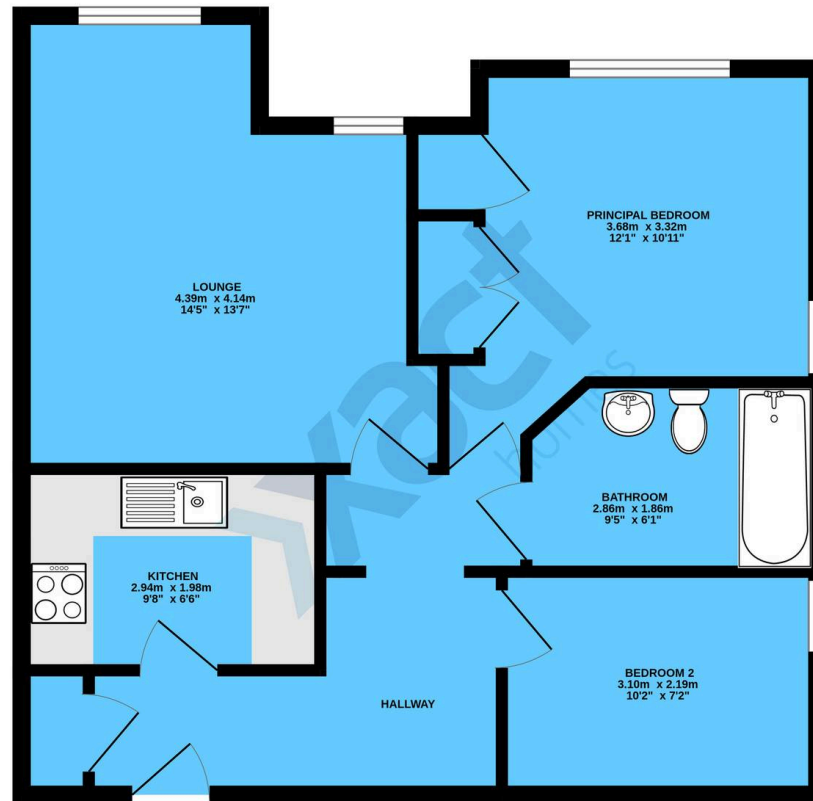
Services - direct mains water (with water meter), sewers and electricity. Broadband - ADSL copper wire. Service charge - £3,000.00 pa. Ground rent - £300.00 pa.

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.



FLOOR PLAN



TOTAL FLOOR AREA: 54.1 sq.m. (582 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

