



Manor Road, Dorridge

Guide Price £500,000





PROPERTY OVERVIEW

Situated within the prestigious St Philips Place in the heart of Dorridge Village, this exceptional two bedroom, two bathroom penthouse apartment presents a rare opportunity for discerning buyers seeking contemporary living in a highly sought-after location. Accessed via an inviting entrance hallway using either the stairs or the lift, the property boasts a modern breakfast kitchen featuring fully integrated appliances, offering both style and practicality for every-day living and entertaining. To the rear, a spacious lounge provides an ideal space for relaxation and social gatherings, with French doors opening onto a private balcony that enjoys tranquil views over the attractive communal gardens. Both bedrooms are generous doubles, each providing ample storage solutions. The principal bedroom is further enhanced by a well-appointed en-suite bathroom and walk in wardrobe, while a second bathroom, equally stylish and functional, serves the remaining accommodation. The apartment is offered with the added advantage of a share of the freehold, affording a greater degree of ownership security and control. Ideally positioned within walking distance of Dorridge Station, this property ensures effortless connectivity for commuters, while the array of amenities available in Dorridge Village - including boutique shops, cafes, and essential services - are all conveniently close at hand.



The apartment is presented to the market with no upward chain, ensuring a straightforward and efficient purchase process for prospective buyers. Combining modern interiors, generous proportions, and a prime village setting, this penthouse apartment stands as an outstanding choice for those seeking a blend of comfort, convenience, and prestige.

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: Share of Freehold





- Two Bedroom Two Bathroom Penthouse Apartment Located Within The Heart Of Dorridge Village
- Offered To The Market With The Benefit Of No Upward Chain
- Accessed Via The Entrance Hallway Using Either The Stairs Or The Lift & Is Comprised Of A Modern Breakfast Kitchen With Fully Integrated Appliances
- To The Rear Of The Property Is A Large Lounge With French Doors Onto The Private Balcony Overlooking The Communal Gardens
- The Property Boasts Two Double Bedrooms, One With Walk In Wardrobe & One With Fitted Wardrobes & Are Serviced By Two Well Appointed Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- Located Within The Prestigious St Philips Place
- With The Added Benefit Of A Share Of The Freehold
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Two Allocated Parking Spaces

ENTRANCE HALLWAY

LOUNGE

19' 3" x 12' 6" (5.88m x 3.82m)

BALCONY

6' 3" x 10' 1" (1.91m x 3.08m)

BREAKFAST KITCHEN

9' 9" x 11' 6" (2.98m x 3.50m)

PRINCIPAL BEDROOM

13' 9" x 12' 4" (4.18m x 3.77m)

ENSUITE

6' 6" x 6' 9" (1.97m x 2.07m)

WALK IN WARDROBE

6' 2" x 4' 10" (1.88m x 1.48m)

BEDROOM TWO

14' 6" x 9' 7" (4.43m x 2.93m)

BATHROOM

7' 9" x 4' 6" (2.37m x 1.37m)

**TOTAL SQUARE FOOTAGE**

95.0 sq.m (1023 sq.ft) approx.

OUTSIDE THE PROPERTY**TWO ALLOCATED PARKING SPACES****COMMUNAL GARDENS****ITEMS INCLUDED IN THE SALE**

Siemens integrated oven, Bosch integrated hob, Caple extractor, Siemens fridge/freezer, Siemens dishwasher, Polypipe underfloor heating, all carpets, curtains, blinds and light fittings, infrastructure is in place for charging point to be added and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire. Service charge - £2,686 pa. Ground rent - nil.

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
95 sq m / 1023 sq ft



Floorplan

 Denotes head height below 1.5m

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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