



## Manor Court Manor Road, Dorridge

Guide Price £265,000





## PROPERTY OVERVIEW

Situated in the heart of Dorridge village and located within walking distance to the station and all local amenities is this two double bed roomed second floor apartment which is beautifully presented throughout and benefits from being offered to the market with no upward chain.

The accommodation has been completely updated and modernised throughout to include both gas central heating and UPVC double glazed windows. Benefiting from a long lease the property provides potential purchasers with:- entrance hallway, large lounge / dining room, contemporary fitted kitchen with integrated Neff appliances, two bedrooms, bathroom, garage to the rear and a shared access parking area for the residents.



For buy-to-let investors the property has a rental value of approximately £1,100 PCM.



#### PROPERTY LOCATION

Situated in a sought after road of Dorridge, the property is conveniently located for all local amenities (including Sainsbury's supermarket) and is situated a short distance from Dorridge Station which provides main line links in to Birmingham Snow Hill and London Marylebone. In addition, the property is located some three miles in distance from Junction 4 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M40. The excellent shopping facilities of Solihull are also located close by (approx four miles) containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years).

Council Tax band: C

Tenure: Leasehold





- Two Bedroom Apartment
- Central Dorrige Location
- Beautifully Presented Throughout
- Potential Rental Income of £1,100 pcm
- No Upward Chain
- Fitted Kitchen with Integrated Neff Appliances
- Garage & Shared Parking For Residents
- Long Lease

#### **ENTRANCE HALLWAY**

#### **LOUNGE / DINING ROOM**

16' 11" x 12' 11" (5.15m x 3.94m)

#### **KITCHEN**

11' 2" x 8' 6" (3.40m x 2.60m)

#### **BEDROOM ONE**

11' 11" x 11' 11" (3.64m x 3.64m)

#### **BEDROOM TWO**

11' 11" x 8' 8" (3.64m x 2.65m)

#### **BATHROOM**





## **OUTSIDE THE PROPERTY**

### **GARAGE TO THE REAR**

### **ITEMS INCLUDED IN SALE**

Neff Integrated oven, Neff integrated hob, extractor, microwave, Bosch fridge freezer, Neff dishwasher, Neff washer/dryer, all carpets, all curtains, all blinds and a fitted wardrobe in bedroom one.

### **ADDITIONAL INFORMATION**

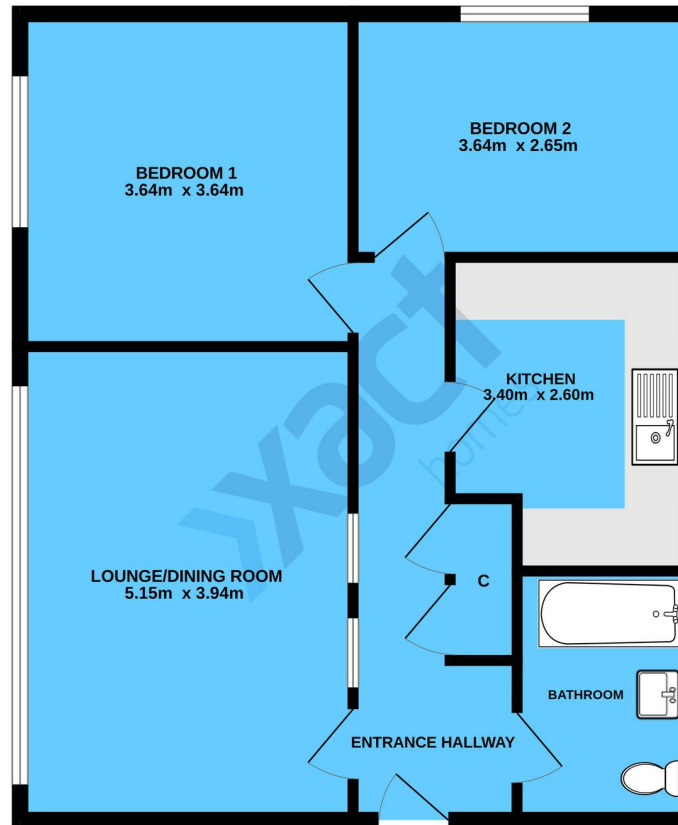
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin. Service charge - £723.50 twice (pa). Ground rent - £40 (pa).

### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



2ND FLOOR



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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