



# Manor Court Manor Road, Dorridge

Guide Price £265,000





## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this immaculately presented two bedroom ground floor apartment located in the heart Dorridge within easy walking distance to all local amenities and Dorridge Station. The property accessed via a communal entrance and upon entering the apartment you are greeted by a welcoming entrance hallway connecting all rooms and includes ample storage space. The apartment consists of:- a spacious living / dining room with excellent views of the communal gardens via an expansive window providing an abundance of natural light; a modern fitted kitchen with fully integrated appliances; two double bedrooms, one of which is a generously sized principal with fitted wardrobes; and a family bathroom. Outside the property enjoys well maintained communal gardens surrounding the entire property with the apartment benefiting from a single garage in a separate block. To view this stunning apartment call Xact Homes today on 01564 777284.





## 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: C

Tenure: Leasehold



- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Walking Distance To Dorridge Station
- Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Communal Gardens
- Single Garage & Car Park

#### COMMUNAL ENTRANCE

#### ENTRANCE HALLWAY

#### LIVING/DINING ROOM

16' 10" x 12' 10" (5.14m x 3.92m)

#### KITCHEN

9' 2" x 8' 7" (2.79m x 2.61m)

#### BEDROOM ONE

11' 11" x 11' 11" (3.63m x 3.64m)

#### BEDROOM TWO

8' 9" x 12' 0" (2.67m x 3.66m)

#### BATHROOM

8' 7" x 5' 11" (2.62m x 1.8m)

#### OUTSIDE THE PROPERTY

#### COMMUNAL GARDEN

#### GARAGE





#### **ITEMS TO BE INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, Zanussi fridge freezer, Neff dishwasher, Hotpoint washing machine, tumble dryer, all carpets, some curtains, fitted wardrobes in bedroom one and all light fittings.

#### **ADDITIONAL INFORMATION**

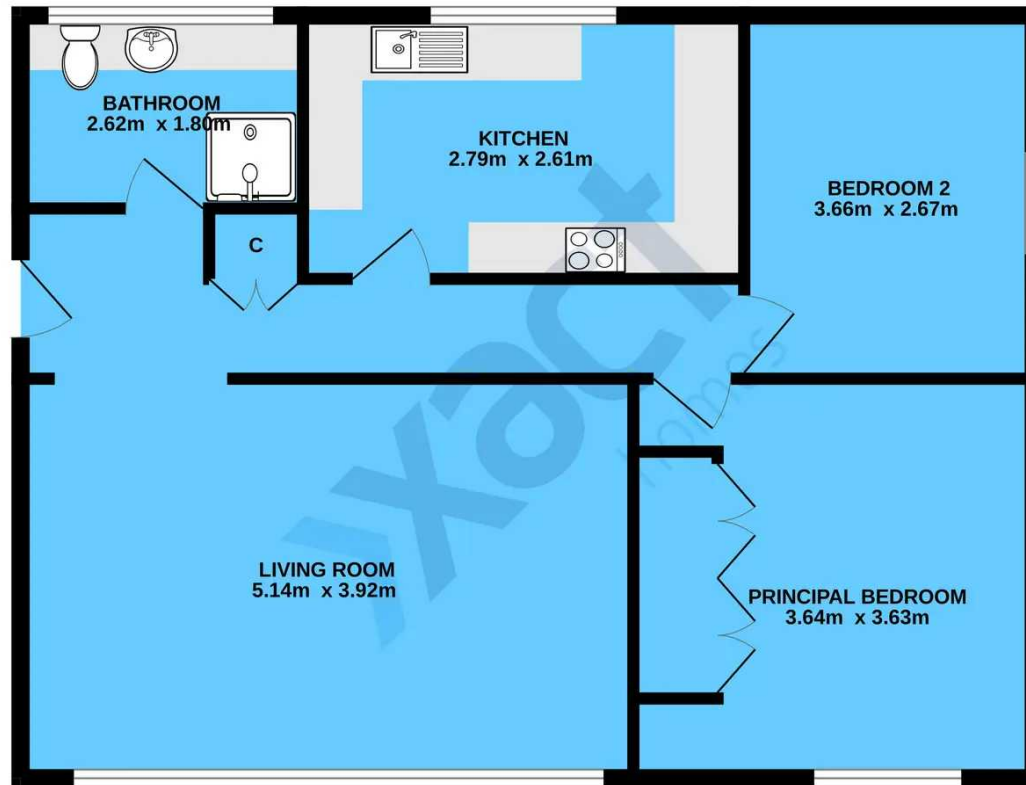
Services: water meter, main gas, electricity and mains sewers. Broadband: BT Ground Rent: £40 pa. Service Charge: 2032.94 pa (billed each 6 months - £1016.47)

#### **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.



## GROUND 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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