



## Manor Road, Dorridge

Guide Price £225,000





## PROPERTY OVERVIEW

This well-presented two bedroom first floor apartment is ideally situated in the heart of Dorridge, offering a superb opportunity for those seeking convenient village living within walking distance of Dorridge Station and a range of local amenities. Upon entering the property, you are greeted by a welcoming entrance hallway that leads to all principal rooms. The fully fitted kitchen provides ample storage and workspace, making it perfect for home cooking and entertaining. The spacious lounge is flooded with natural light thanks to large windows that offer pleasant views over Grange Road, creating an inviting and comfortable space for relaxation or social gatherings. Both bedrooms are generously sized doubles, each featuring fitted wardrobes that provide excellent storage solutions. These bedrooms are serviced by a well-appointed family bathroom and a separate WC, offering practicality and convenience for residents and guests alike. Additional benefits of the property include allocated parking and a full-size single garage, ensuring secure and convenient parking options. The apartment is offered to the market with no upward chain, streamlining the purchasing process for prospective buyers.





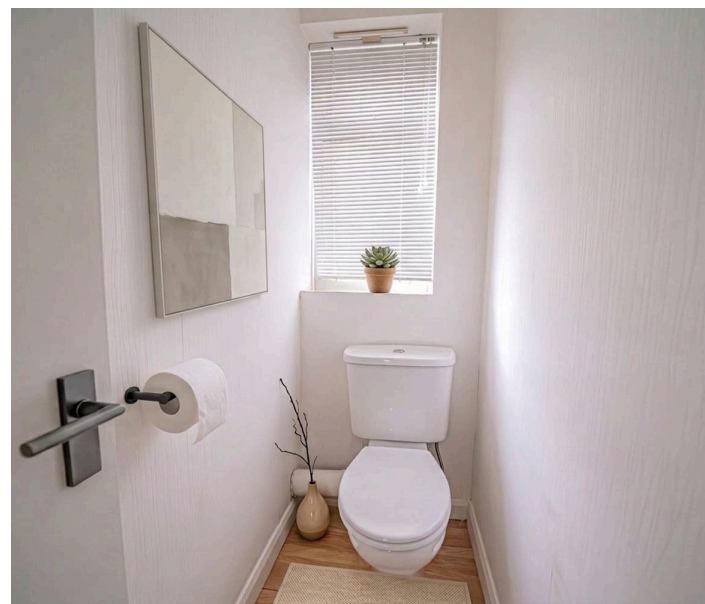
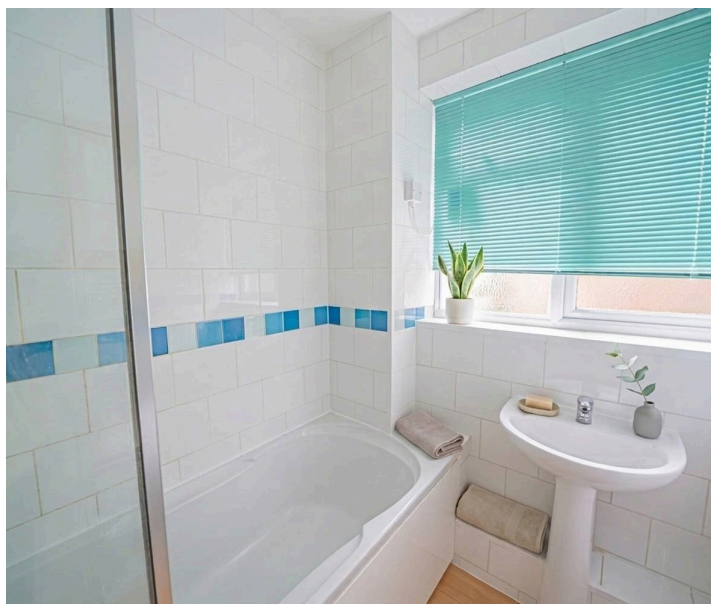
Furthermore, the current owners will be extending the lease upon completion, providing peace of mind and long-term security for the new owners. Situated within the vibrant community of Dorridge Village, the property enjoys easy access to a host of amenities including shops, cafes, and local services, as well as excellent transport links for commuters. This apartment presents an ideal choice for first-time buyers, downsizers, or investors seeking a well-maintained home in a highly desirable location. Early viewing is highly recommended to fully appreciate the spacious accommodation, quality features, and prime position that this attractive apartment has to offer.

#### 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 First Floor Apartment Located With In The Heart Of Dorridge
- Lease To Be Extended By The Current Owners Upon Completion
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Fully Fitted Kitchen & A Large Lounge With Big Windows & Views Over Grange Road
- With Two Well Proportioned Double Bedrooms, Both Of Which Afford Fitted Wardrobes & Are Serviced By The Family Bathroom & Separate WC
- With The Added Benefit Of Parking & A Full Size Single Garage
- Offered To The Market With The Benefit Of No Upward Chain
- Located Within The Heart Of Dorridge Village, Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

12' 5" x 16' 10" (3.79m x 5.12m)

#### **KITCHEN**

8' 7" x 11' 1" (2.61m x 3.37m)

#### **BEDROOM ONE**

12' 2" x 12' 0" (3.72m x 3.67m)

#### **BEDROOM TWO**

12' 1" x 8' 10" (3.68m x 2.69m)

#### **BATHROOM**

5' 10" x 5' 1" (1.78m x 1.55m)

#### **SEPARATE WC**

#### **TOTAL SQUARE FOOTAGE**

68.0 sq.m (729 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **GARAGE**

### **ALLOCATED PARKING**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, Extractor, Fridge, Freezer, Washing machine, Washer/dryer, All carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

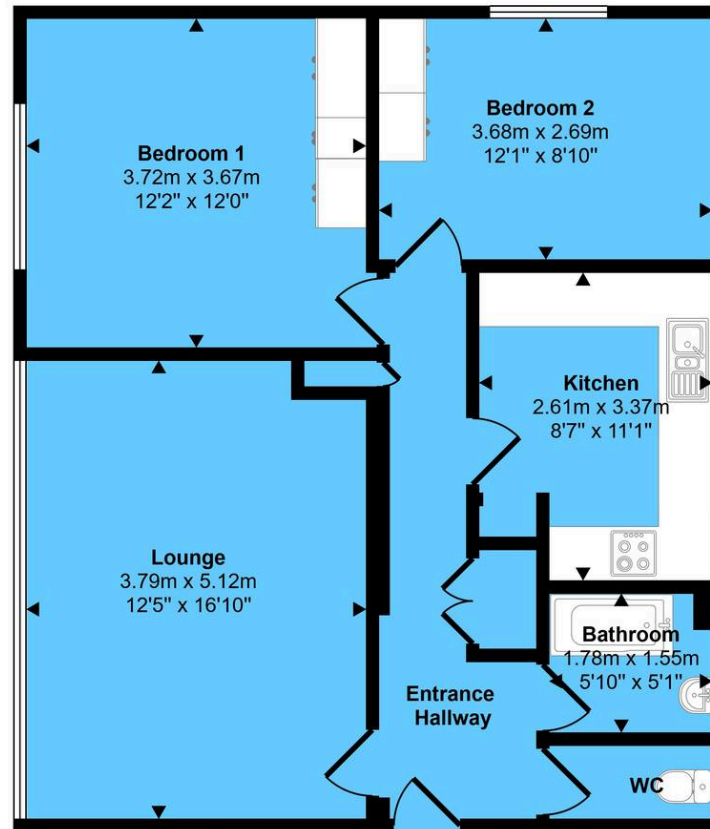
### **ADDITIONAL INFORMATION**

Services – mains gas, electricity and sewers. Service charge – £1,976 pa. Ground rent – £40 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.

Approx Gross Internal Area  
68 sq m / 729 sq ft



Floorplan

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.

# Xact Homes

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