

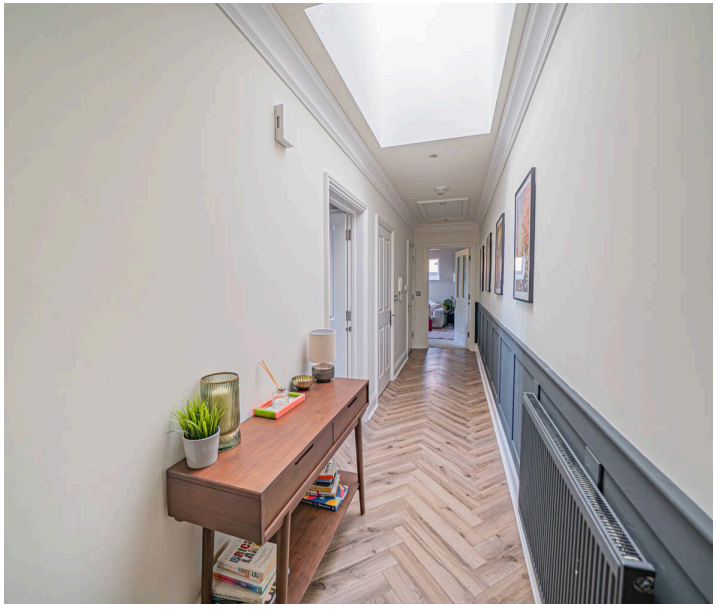
Station Road, Dorridge

Guide Price £350,000

xact HOMES







PROPERTY OVERVIEW

We are delighted to present this exceptional two-bedroom first floor apartment, situated in the heart of the charming Dorridge Village. Upon entering this stunning property, you will be greeted by a sense of space and light, thanks to the high ceilings and well-designed layout. The apartment has been meticulously maintained and boasts a modern aesthetic that combines comfort and style seamlessly. The focal point of the home is the open plan living/dining room, providing a versatile space perfect for entertaining guests or enjoying a quiet evening in. The new kitchen is a chef's dream, featuring contemporary fittings and ample storage space for all your culinary needs. Both bedrooms are generously proportioned, offering a peaceful sanctuary for relaxation after a long day. The pristine Jack and Jill shower room continues the theme of luxury, with sleek fixtures and a tranquil ambience. One of the standout features of this property is the secure underground parking, providing peace of mind for you and your vehicles. With two allocated spaces, parking will never be an issue, offering convenience and security in one. Accessibility is key in this apartment, with both lift and stair access available for your convenience.







Whether you prefer a swift elevator ride or a leisurely climb up the stairs, you have options that cater to your lifestyle. Located just a short walk from Dorridge Station, commuting is a breeze for residents of this property. The ease of access to public transport makes this an ideal location for professionals and commuters looking for a well-connected home base. In summary, this immaculate two-bedroom apartment offers a rare opportunity to experience luxury living in a sought-after location. With its modern features, convenient parking, and proximity to transport links, this property is sure to impress even the most discerning of buyers. Contact us today to arrange a viewing and see for yourself the exceptional lifestyle this apartment has to offer.

- Spacious Two Bedroom First Floor Apartment
- Located Within The Heart Of Dorridge Village
- Stunning Features Including High Ceilings, New Kitchen And Jack & Jill Shower Room
- Secure Underground Parking With Two Allocated Spaces
- Open Plan Living / Dining Room
- Absolutely Immaculate Throughout
- Lift And Stair Access
- Walking Distance To Dorridge Station



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: Leasehold

ENTRANCE HALL

LIVING/DINING ROOM
20' 2" x 11' 5" (6.15m x 3.48m)

KITCHEN
8' 6" x 10' 3" (2.59m x 3.13m)

BEDROOM ONE
12' 5" x 8' 0" (3.79m x 2.44m)

JACK & JILL SHOWER ROOM
5' 2" x 6' 10" (1.58m x 2.08m)



BEDROOM TWO
11' 6" x 8' 6" (3.51m x 2.59m)

TOTAL SQUARE FOOTAGE
69.0 sq.m (741 sq.ft) approx.

OUTSIDE THE PROPERTY

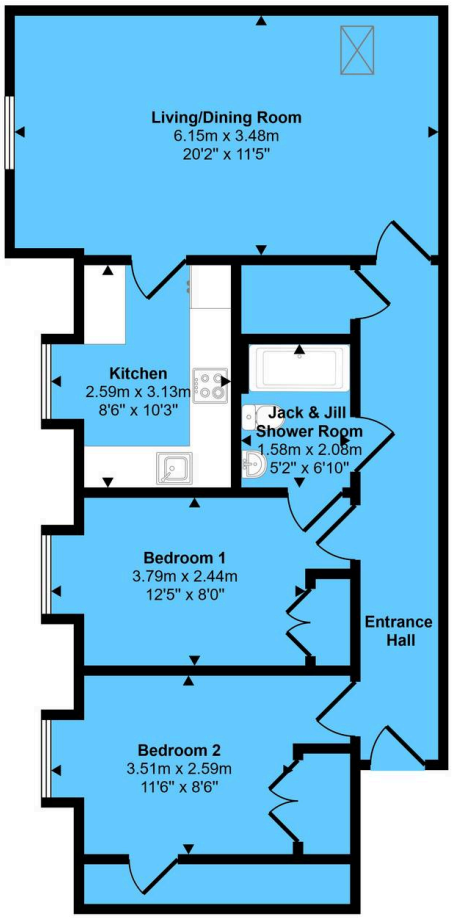
ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE
Siemens Integrated oven, Integrated hob, Extractor, Fridge, Freezer, Dishwasher, Candy Washing machine, All carpets and blinds, Some light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION
Services – mains gas, electricity and sewers. Broadband – Cable. Loft space – boarded. Service charge - £3,000 pa. Ground rent - TBC.

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
69 sq m / 741 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.

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