



CAVENDISH COURT, AVENUE ROAD, DORRIDGE, B93 8LD
ASKING PRICE OF £350,000

xact
homes

»X One Bedroom Ground Floor Apartment

»X Benefiting From NO UPWARD CHAIN

»X Within The Golden Triangle

»X Excellent Access To All Local Amenities

»X For Over 55's

»X Spacious Double Bedroom

»X Large Ensuite

»X Living Room

»X Fitted Kitchen

PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this one bedroom ground floor apartment for over 55's. The property presents a fantastic opportunity to purchase within the golden triangle and has excellent access to all local amenities with Dorridge Station, Sainsburys and the doctors surgery all being within walking distance. The property is accessed by a communal entrance and includes a spacious double bedroom with fitted wardrobes and a large ensuite; a fitted kitchen with integrated appliances; a generously sized living room with electric fire and a set of French doors opening out to the communal gardens; a separate dining room and a bathroom. The property benefits from an abundance of natural light and ample storage. Outside the property enjoys beautiful communal gardens which are mainly laid with lawn and a private patio seating area.

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

SERVICES

Electricity, mains sewers

BROADBAND

BT Fibre optic

GARDEN

South East Facing

SERVICE CHARGE

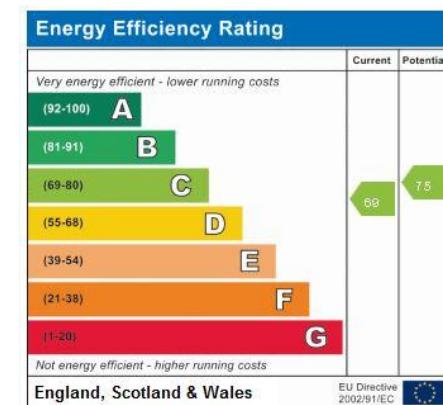
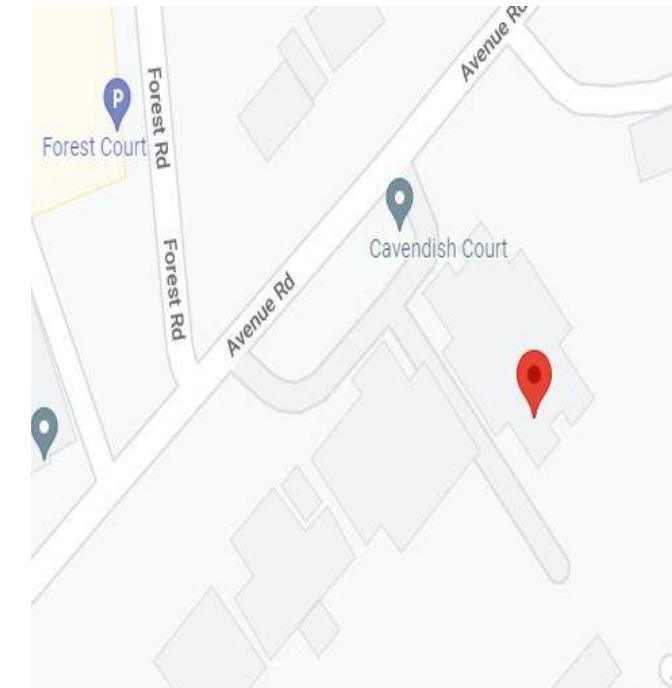
£3,308.69 (year to 31-03-2021)

GROUND RENT

£200

ITEMS INCLUDED IN THE SALE

Hotpoint integrated oven, Hotpoint integrated hob, extractor, fridge freezer (if required), Indesit washing machine/dryer (if required), all carpets, all blinds, fitted wardrobe in one bedroom, all light fittings.



COMMUNAL ENTRANCE**DINING ROOM**

9' 8" x 7' 7" (2.94m x 2.30m)

LIVING ROOM

13' 6" x 11' 4" (4.11m x 3.45m)

KITCHEN

9' 5" x 9' 3" (2.86m x 2.82m)

BATHROOM

7' 7" x 4' 11" (2.31m x 1.49m)

BEDROOM ONE

13' 4" x 10' 6" (4.07m x 3.20m)

ENSUITE

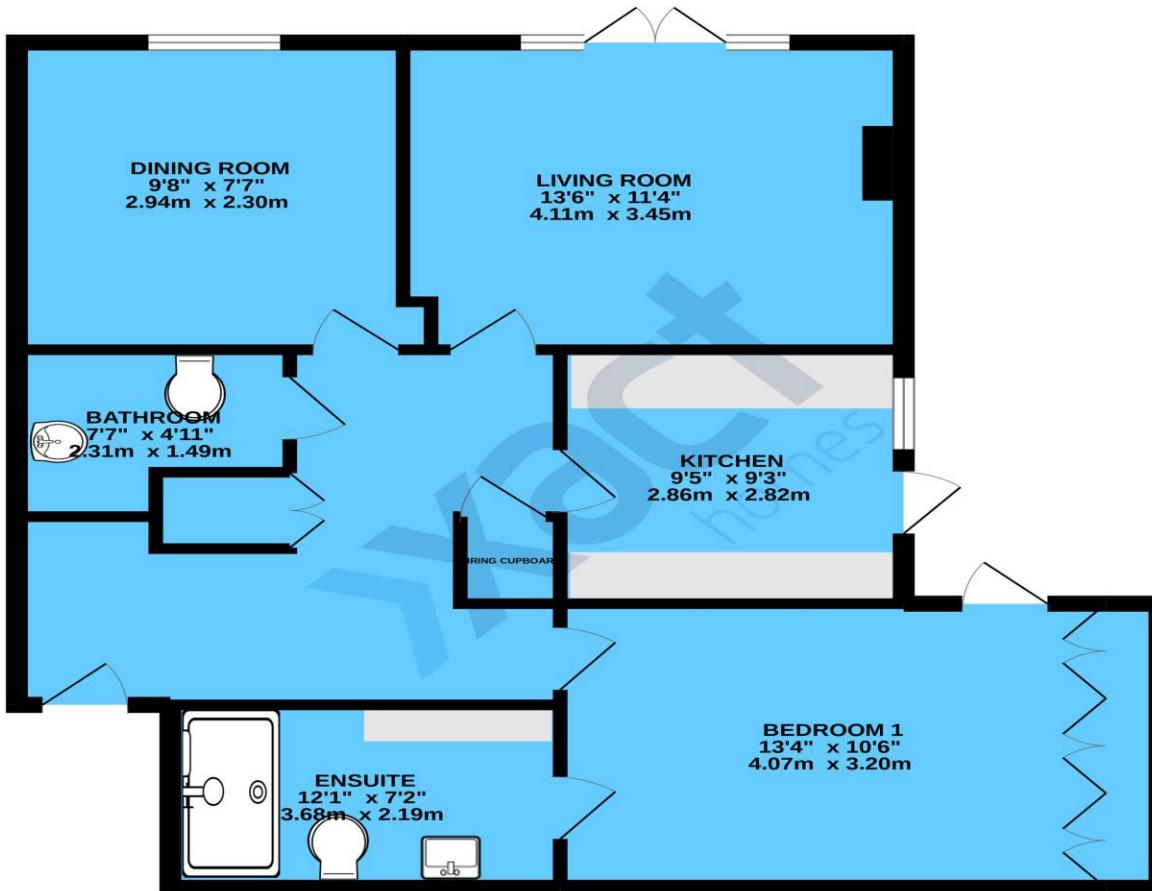
12' 1" x 7' 2" (3.68m x 2.19m)

OUTSIDE THE PROPERTY**COMMUNAL GARDEN**





GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.

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 floorplan is 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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