



Penthouse, Avenue Road, Dorridge

Guide Price £1,200,000



PROPERTY OVERVIEW

Carrera House is a bespoke luxury development, due to be completed by December 2023, of four, two bedroom apartments and a penthouse suite. The development is a combination modern and classic design and an exterior style of 'Art Deco'. Combining with a thoroughly modern High tech 'Open Plan' interior design. Each of the four apartments will have two bedrooms with two ensuite bathrooms, (with the Penthouse having three bedrooms and three ensuites), elevator access for the upper units, gated access and eight parking spaces.

Offered to the market with the benefit of NO UPWARD CHAIN is this three bedroom luxury top floor Penthouse apartment. This property presents a great opportunity to purchase a NEW HOME on Avenue Road, Dorridge. One of the most sought after locations in the area. The apartment has access to all local amenities, with Dorridge Station, Sainsbury's and the Doctors surgery all being within in very close walking distance.

The Penthouse is accessed through a gated driveway and a communal entrance then up to the second floor by the elevator which has its own private access directly into the property. The Penthouse has the benefit of a well planned open living space, with combi boiler and under floor heating throughout, an open plan family lounge/dining area and kitchen area, three bedrooms (each with ensuites) and utility room. The Penthouse also benefits from its own private balcony.





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.

Tenure: Leasehold

- New Development
- Benefiting From No Upward Chain
- Sought After Location In Dorridge
- Art Deco Style Building
- Fitted Kitchen
- Communal Garden
- Three Ensuite Bathrooms
- Two Parking Spaces





HALLWAY

With lift access and stairs. Having access to inner hallway.

INNER HALLWAY

With access to all areas.

LIVING/DINING/FAMILY AREA

25' 6" x 21' 6" (7.77m x 6.55m)

This is the heart of the home. It contains an 'open plan' style area, containing the kitchen, living and dining area. Having Bi-Fold doors giving access to the front elevation. Together with a further door giving access to the balcony and having double glazed windows to the front and side elevation.

PRINCIPAL BEDROOM

14' 9" x 12' 12" (4.5m x 3.96m)

Having double glazed Bi-Fold doors to front elevation accessing the balcony.

WALK IN WARDROBE

With fitted wardrobes and double glazed windows to the front elevation.

EN-SUITE

The ensuite containing a large glazed shower together with separate bath, WC and wash hand basin contained within a vanity unit and a window to front elevation.

BEDROOM TWO

15' 11" x 10' 12" (4.86m x 3.35m)

Having double glazed doors to the rear elevation.

EN-SUITE

The en-suite contains large glazed shower cubicle. Wash hand basin, WC and window to side elevation





BEDROOM THREE

11' 8" x 9' 11" (3.56m x 3.02m)

Having double glazed windows to the rear elevation

ENSUITE

With single glazed shower, wc and single wash hand basin.

UTILITY

With double glazed window to rear elevation. Work surface and fitment for washing machine and tumble dryer.

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, washing machine, all carpets and all light fittings.

ADDITIONAL INFORMATION

Services - Electricity and mains. Broadband: TBC.
Service Charge/Ground Rent: £2400 pa. (approx).
(combined)

NOTE

The developer is also offering a bespoke package of a lighting system, flooring and tile choice, to ensure your New Home is fitted to your individual requirements.

PROPERTY DETAILS

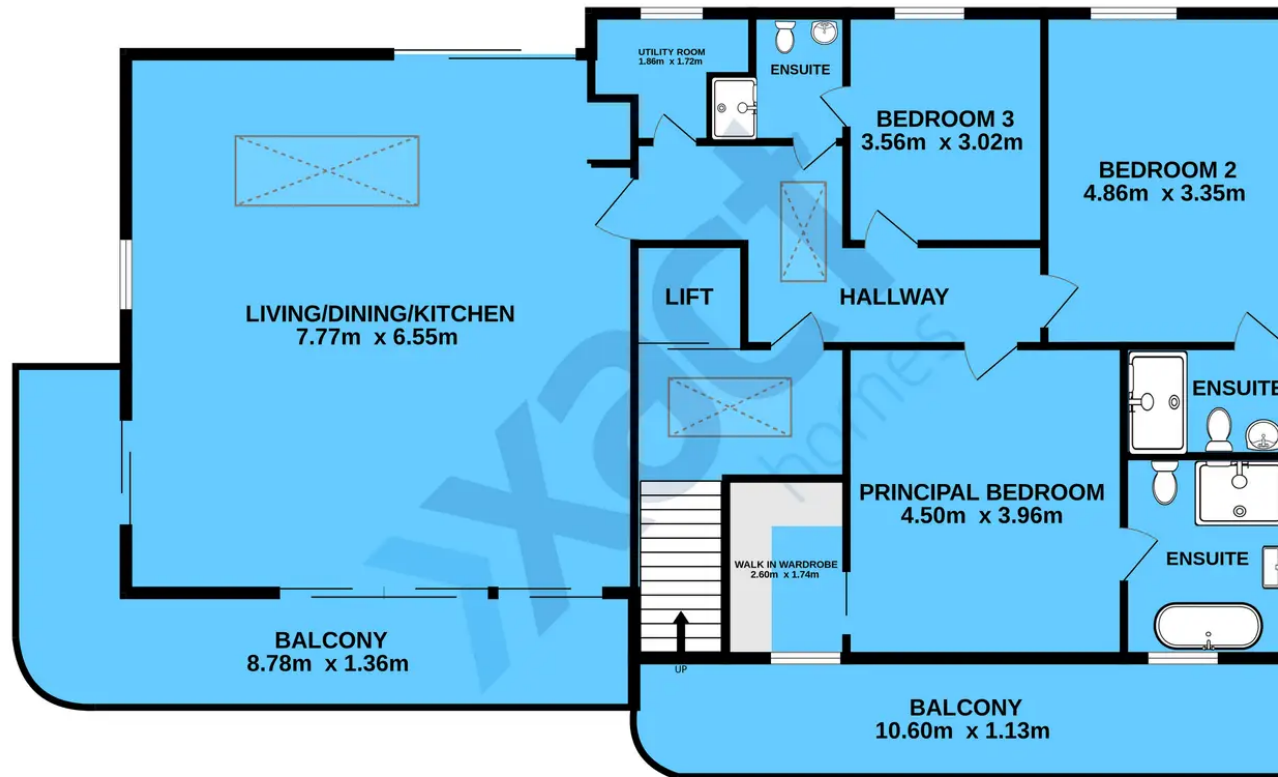
Please note that this property is currently under construction and all photos used are from previous properties built by HCD Developments.

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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