



Apt 2, Avenue Road, Dorridge, Solihull

Guide Price £566,500







SOLD SUBJECT TO CONTRACT PRIOR TO LAUNCH – Carrera House is a bespoke luxury development, due to be completed by December 2023, of four, two bedroom apartments and 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 ensuites (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 apartment two, a two bedroom luxury ground floor 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.

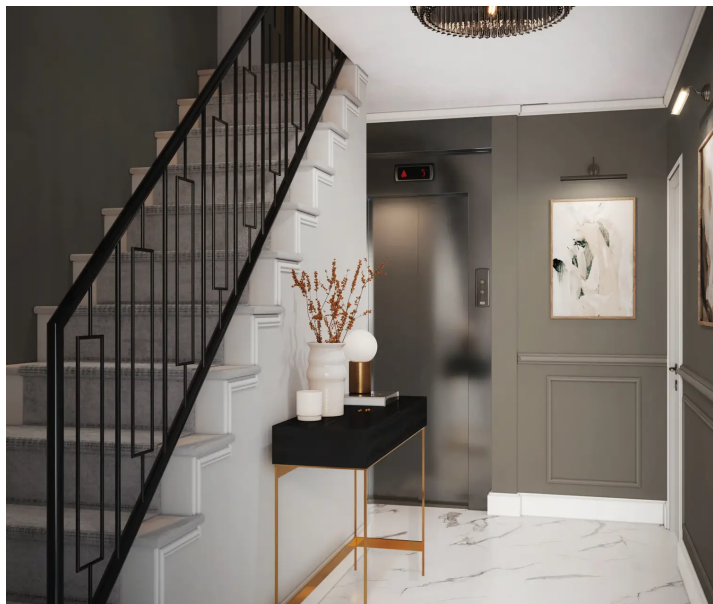
Accessed through a gated driveway and a communal entrance, apartment two has the benefit of a well planned open living space, with combi boiler and under floor heating. Where the open plan family lounge/dining area and kitchen are located. Two double bedrooms, each with ensuites, and Separate WC.

Tenure: Leasehold





- New Development
- Benefiting From No Upward Chain
- Sought After Location In Dorridge
- Art Deco Style Building
- Communal Garden
- Two Ensuite Bathrooms
- Fitted Kitchen
- Under Floor Heating Throughout







### **HALLWAY**

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

### **INNER HALLWAY**

With access to all areas.

### **FAMILY AREA**

22' 3" x 14' 11" (6.78m x 4.56m)

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 double glazed windows to the front and side elevation.

### **PRINCIPAL BEDROOM**

15' 2" x 11' 2" (4.63m x 3.41m)

Having double glazed doors to rear elevation accessing the patio area and fitted wardrobes.

### **EN-SUITE**

The ensuite contains a large glazed shower. WC and wash hand basin contained within a vanity unit.

### **BEDROOM TWO**

14' 8" x 11' 6" (4.46m x 3.5m)

Having double glazed windows to the rear elevation and fitted wardrobes.

### **BATHROOM**

Contains a bath, wash hand basin and WC with double glazed window to the side elevation.





**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 p.a (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**

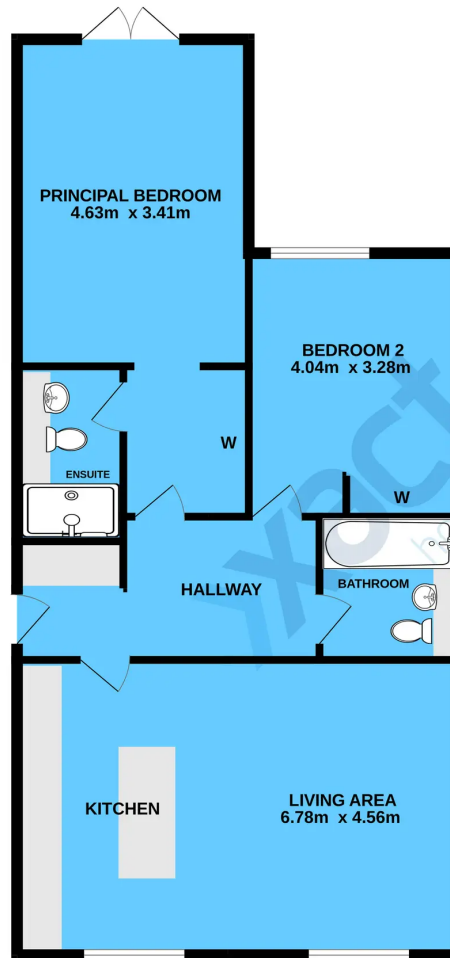
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







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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