



Cavendish Court, Avenue Road

Guide Price £350,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this two bedroom first floor apartment for over 55's which benefits from an extended lease. The property is located 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 secure communal entrance (which benefits from a lift in the foyer) and includes a spacious double bedroom with fitted wardrobes and a large ensuite; a fitted kitchen with integrated appliances; a WC; a generously sized living room with electric fire and a set of double doors opening into a separate dining room / occasional bedroom two. 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 an allocated parking space.





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





- Two Bedroom Apartment
- Retirement Property for Over 55s
- Located Within The Golden Triangle With Excellent Access Dorridge Centre & all its Amenities
- No Upward Chain
- Large Double Bedroom With Fitted Wardrobes & Large Ensuite
- Living Room & Separate Dining Room (Occasional Bedroom Two)
- UPVC Double Glazed & Electric Storage Heating
- Extended Lease
- Allocated Parking Space

COMMUNAL ENTRANCE HALL

HALL

BEDROOM

18' 4" x 9' 0" (5.6m x 2.75m)

EN-SUITE

14' 1" x 8' 8" (4.3m x 2.65m)

FITTED KITCHEN

16' 1" x 6' 7" (4.9m x 2m)

WC

LIVING ROOM

17' 7" x 13' 5" (5.35m x 4.1m)

DINING ROOM / BEDROOM TWO

13' 1" x 9' 10" (4m x 3m)

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

AN ALLOCATED PARKING SPACE



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, washing machine/dryer, all carpets, all curtains and all light fittings.

ADDITIONAL INFORMATION

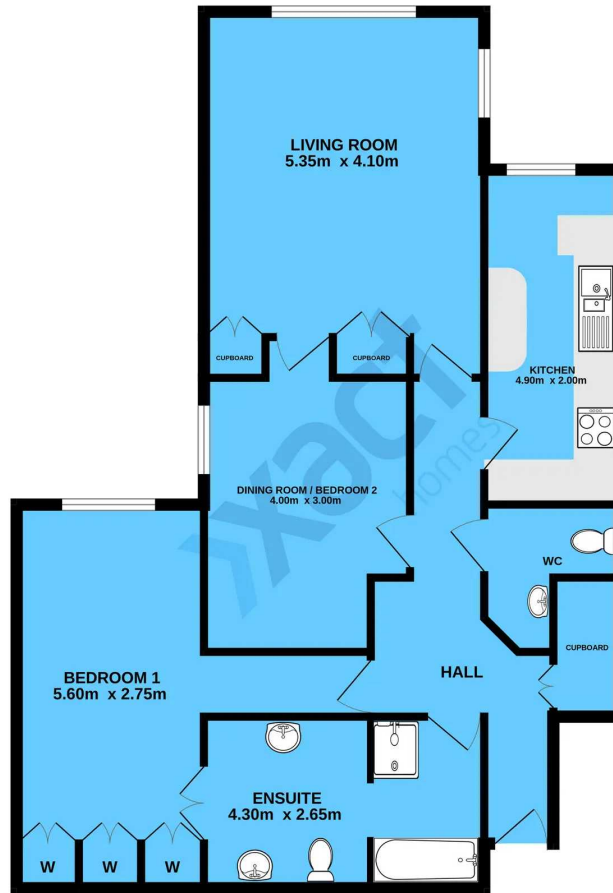
Services - electricity and mains sewers. Broadband - BT. Service charge - £2942 (pa). Ground rent - £300 (pa).

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.



1ST 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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