



28, Dorchester Court Dorchester Road, Solihull

Guide Price £269,950





## Dorchester Court |

Dorchester Road, Solihull

### PROPERTY OVERVIEW

Situated within an easy walking distance to Solihull town center and a two minute stroll from Solihull railway station. A fantastic opportunity to purchase this two bedroom, first floor flat which must be viewed internally to be appreciated. The flat has been modernized throughout, benefits from gas central heating, UPVC double glazing and has the added attraction of a modern refitted kitchen and bathroom. This flat has the benefit of an extended lease and briefly comprises of: entrance hall, lounge / dining room, modern re fitted kitchen, two double bedrooms, luxury bathroom, balcony, with a sunny westerly facing aspect and communal gardens.

### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D





**VIA THE COMMUNAL ENTRANCE HALL AND STAIRCASE**

**ENTRANCE HALL**

**LOUNGE/DINING ROOM**

20' 5" x 14' 10" (6.23m x 4.53m)

**BALCONY**

**KITCHEN**

9' 9" x 8' 11" (2.98m x 2.72m)

**BEDROOM ONE**

13' 3" x 12' 5" (4.03m x 3.79m)

**BEDROOM TWO**

9' 10" x 9' 11" (3m x 3.02m)

**BATHROOM**

**OUTSIDE THE PROPERTY**

**COMMUNAL GARDENS**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

Services: main gas, electricity and main sewers.  
Broadband: BT Ground Rent: £125 pa. Service Charge: £1930

**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.





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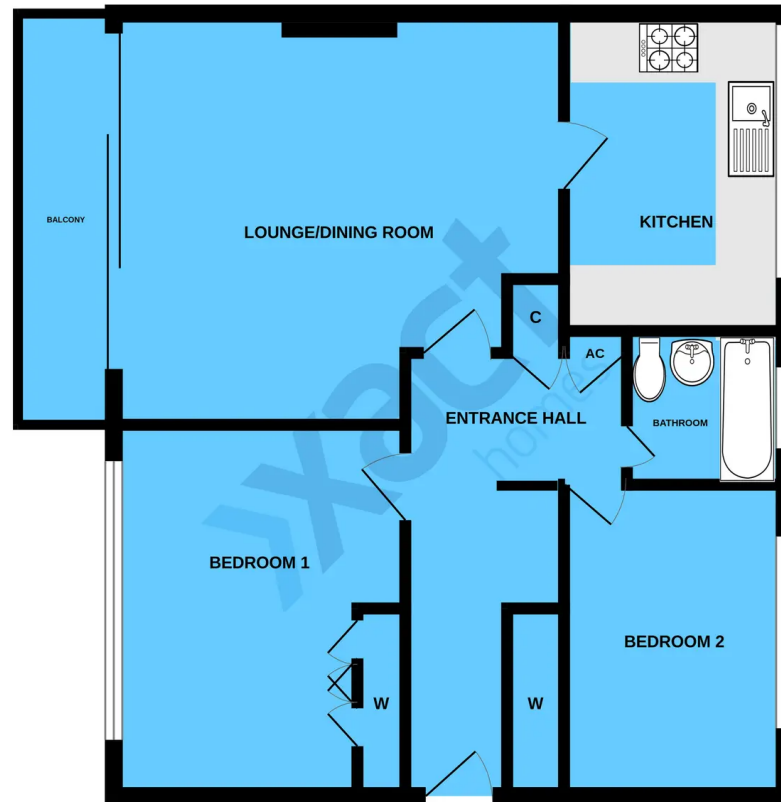
**BATHROOM**

**OUTSIDE THE PROPERTY**

**COMMUNAL GARDENS**



FIRST 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.  
Made with Metroplan C223

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