



3 DORCHESTER GATE, 76 DORCHESTER ROAD, SOLIHULL, B91 1LJ

ASKING PRICE OF £349,950

EPC: B Council Tax Band: D

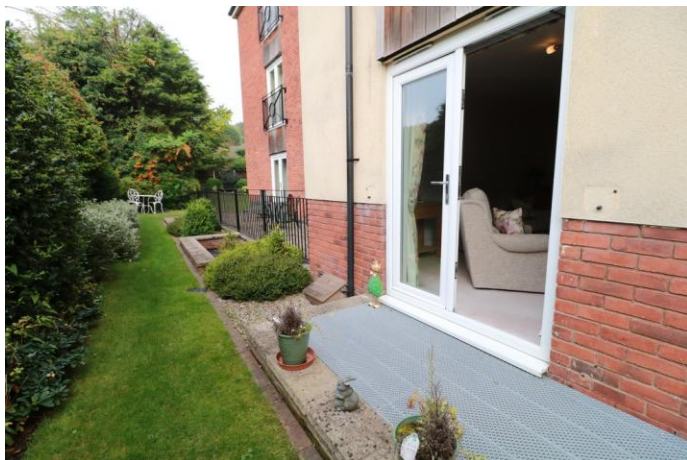




### Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Spacious Ground Floor Apartment
- Two Bedrooms (Master En Suite)
- Spacious Lounge with Open Plan Kitchen Area
- Sought After Area
- Within Walking Distance of Solihull Town Centre & Train Station
- Secure Gated Allocated Parking
- Patio Area
- Family Bathroom/Wc





A modern well presented and spacious two bedroom apartment situated in a sought location within walking distance of Solihull town centre and train station. The excellent living accommodation briefly comprises; communal entrance hall with security video intercom system, reception hall, spacious lounge with open plan kitchen, master bedroom with dressing area and en suite shower room/wc, second bedroom, family bathroom/wc, patio area , secure parking with further covered parking. No Upward Chain.



**COMMUNAL ENTRANCE HALLWAY** with security video intercom system

**RECEPTION HALL**

**SPACIOUS LOUNGE AREA 19' 0" x 13' 6" (5.79m x 4.11m)**  
patio doors leading to patio area. opening to:

**MODERN FITTED KITCHEN AREA 15' 2" x 11' 2" (4.62m x 3.4m)**



**MASTER BEDROOM 18' 0" x 9' 0" (5.49m x 2.74m)**  
dressing area, fitted wardrobes, ensuite shower room/wc



**BEDROOM TWO 14' 0" x 8' 2" (4.27m x 2.49m)**  
fitted wardrobes

**FAMILY BATHROOM/WC**

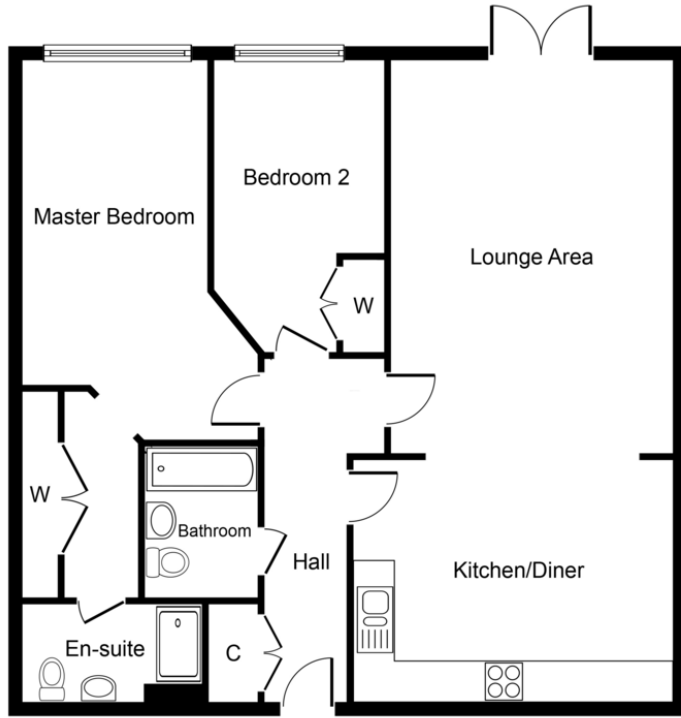
**SECURE ALLOCATED PARKING SPACE** further parking space under cover

**COMMUNAL GARDENS** with own patio area

Length of Lease: 985 years (from 2023)  
Service Charge: £1,328 p.a.

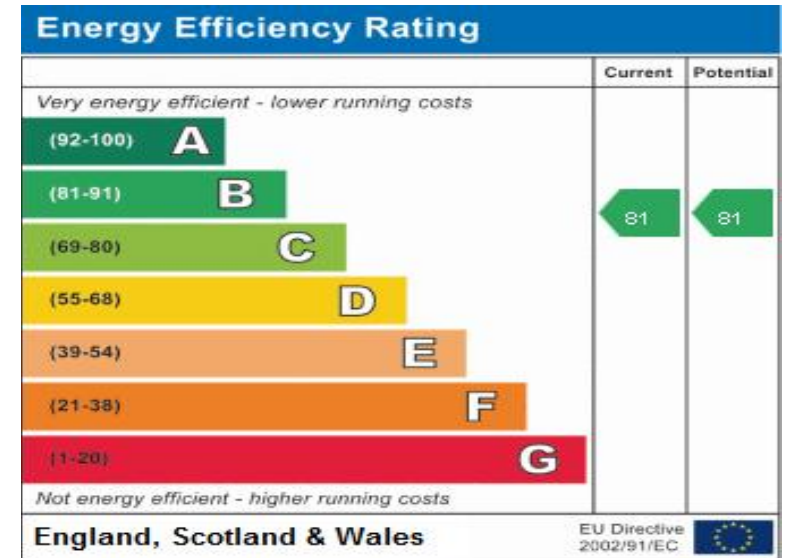
*Tenure: We have been advised by the seller that the property is Leasehold with a share of the Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*





Approx. Gross Internal Floor Area 963 sq. ft. (89.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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