



Dorchester Court, Dorchester Road

Guide Price £239,950





PROPERTY OVERVIEW

Situated within easy walking distance to Solihull town center, a fantastic opportunity to purchase this first floor spacious flat which is in need of some modernization, that has been priced accordingly. The accommodation briefly comprises of: communal entrance hall, staircase, reception hall, spacious lounge/dining room with west facing balcony off, fitted kitchen, two double bedrooms, shower room 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

Tenure: Leasehold



- First Floor Flat
- In Need Of Some Modernisation
- No Upward Chain
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Shower Room
- West Facing Balcony
- Communal Gardens
- Walking Distance To Solihull Town Center

COMMUNAL ENTRANCE HALL

STAIRCASE

RECEPTION HALL

14' 4" x 4' 10" (4.37m x 1.47m)

LOUNGE / DINING ROOM

20' 8" x 14' 10" (6.30m x 4.53m)

WEST FACING BALCONY

Total floor

KITCHEN

9' 10" x 8' 11" (2.99m x 2.72m)

BEDROOM ONE

13' 3" x 12' 6" (4.04m x 3.80m)

BEDROOM TWO

10' 0" x 10' 0" (3.05m x 3.04m)

SHOWER ROOM

6' 10" x 6' 6" (2.08m x 1.97m)

TOTAL SQUARE FOOTAGE

Total floor area: 77.9 sq.m. = 838 sq.ft. approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS





ITEMS INCLUDED IN SALE

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

ADDITIONAL INFORMATION

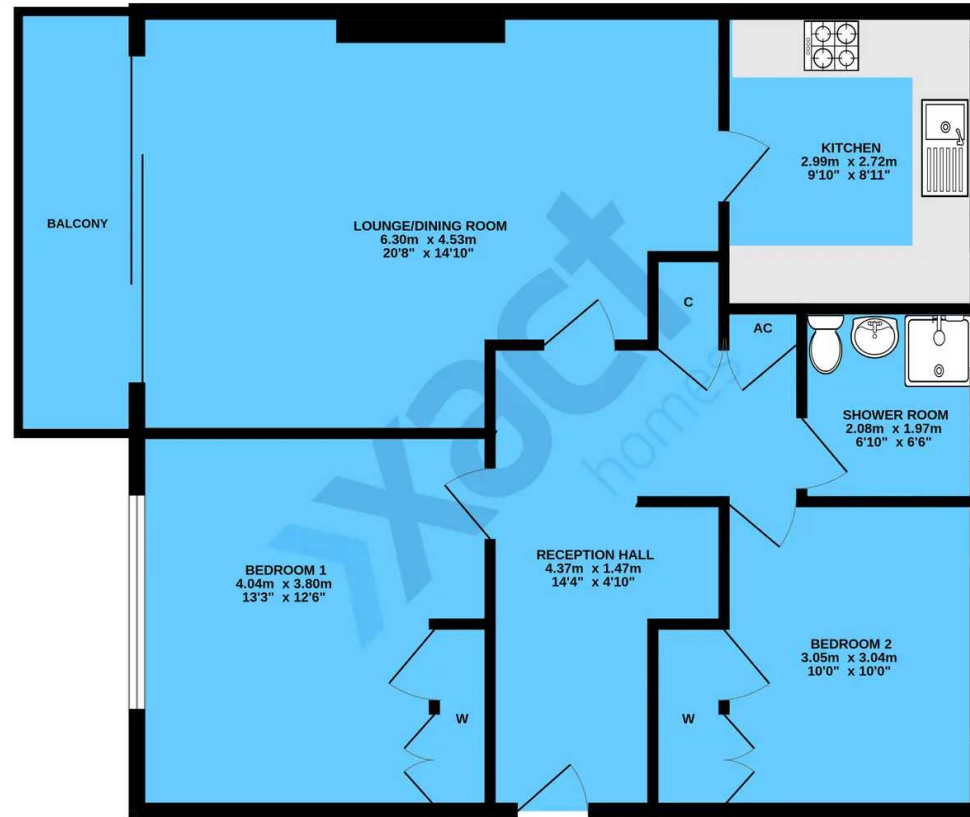
Services - mains gas, electricity and mains sewers.
Service charge - currently £2,150 (pa). Ground rent - peppercorn.

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
77.9 sq.m. (838 sq.ft.) approx.



TOTAL FLOOR AREA : 77.9 sq.m. (838 sq.ft.) approx.

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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