



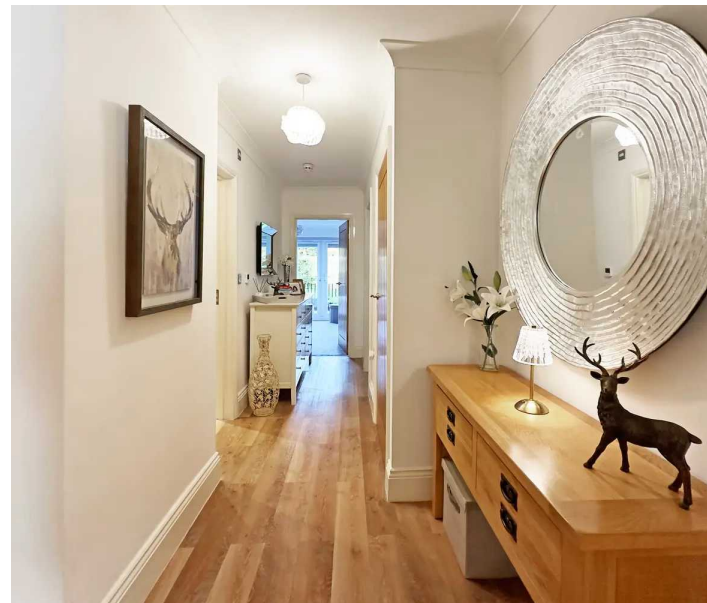
Byron Place, Station Road

Guide Price £385,000



PROPERTY OVERVIEW

Presenting a stunning two double bedroom ground floor apartment showcasing a perfect blend of contemporary design and stylish finishes located equidistant between the villages of Knowle and Dorridge and set behind a remote controlled gated entrance with private and visitor parking. As you step through the door, you will be greeted by the warmth of underfloor heating throughout the entire property, complemented by exquisite Amtico flooring. The living room is adorned with bespoke shutters that enhance the serenity of the space, setting the stage for relaxation. The breakfast kitchen features granite worksurface throughout and a range of integrated appliances that effortlessly combine functionality and sophistication. Whether you're preparing a quick meal or entertaining guests, this well-appointed kitchen will cater to your every need. The principal bedroom has fitted wardrobes and is complete with a luxury ensuite and also affords patio doors that lead out to a private patio area and communal outdoor gardens.





The second bedroom is also double and affords fitted wardrobes and is serviced via an additional guest bathroom providing convenience and comfort to residents and visitors alike. With private and visitor parking available to the front of the property, parking will never be a hassle for you or your guests. This superb apartment is definitely recommended for internal inspection as every aspect of this residence exudes quality and meticulous attention to detail, making it a truly exceptional find in the property market. Conveniently located in a desirable area, this property is within close proximity to a host of amenities, including Dorridge station, shops, restaurants, and transportation links. In summary, this meticulously maintained two bedroom apartment offers an extraordinary living experience. With its sophisticated finishes, private garden and patio area, and an array of luxurious features, this property is an absolute must-see for anyone seeking refined living spaces. Don't miss the opportunity to make this exquisite apartment your new home.

- Stunning Two Double Bedroom Apartment
- Absolutely Immaculate
- Underfloor Heating Throughout With Amtico Flooring
- Living Room With Bespoke Shutters
- Breakfast kitchen With Granite Worksurface And A Range Of Integrated Appliances
- Principal Bedroom With Luxury Ensuite and Patio Doors To Private Patio
- Guest Bathroom and WC
- Private And Visitor Parking To Front
- Internal Inspection Highly Recommended
- Ground Floor With Own Private Garden And Patio Area





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

HALL

LIVING ROOM

14' 1" x 12' 8" (4.29m x 3.86m)

BREAKFAST KITCHEN

12' 8" x 8' 2" (3.86m x 2.49m)

PRINCIPAL BEDROOM

12' 0" x 9' 4" (3.66m x 2.84m)

ENSUITE

**BEDROOM TWO**

10' 2" x 8' 1" (3.10m x 2.46m)

BATHROOM**TOTAL SQUARE FOOTAGE**

61.7 sq.m (664 sq.ft) approx.

OUTSIDE THE PROPERTY**PRIVATE PATIO AREA****ONE ALLOCATED PARKING SPACE****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all carpets, blinds/shutters and light fittings, fitted wardrobes in two bedrooms and underfloor heating.

ADDITIONAL INFORMATION

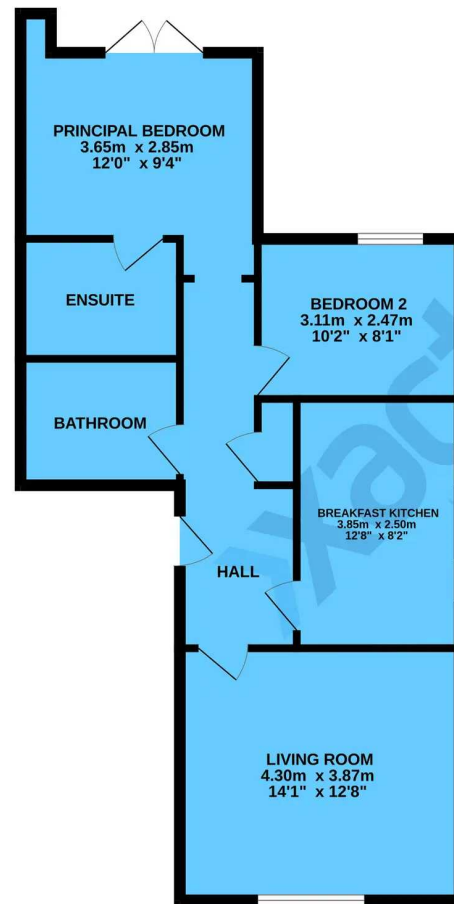
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin - fibre optic. Service charge - £1,800 pa (approx.). Ground rent - £250 pa

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.



GROUND FLOOR
61.7 sq.m. (664 sq.ft.) approx.



TOTAL FLOOR AREA: 61.7 sq.m. (664 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.
Made with Metropix ©2024



Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

