



Station Road, Dorridge

Guide Price £350,000





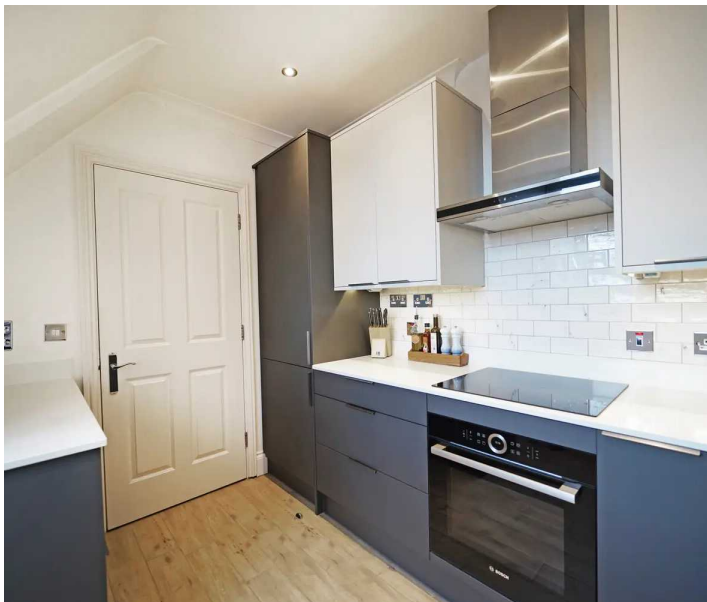
PROPERTY OVERVIEW

We are delighted to present this exceptional two-bedroom first floor apartment, situated in the heart of the charming Dorridge Village.

Upon entering this stunning property, you will be greeted by a sense of space and light, thanks to the high ceilings and well-designed layout. The apartment has been meticulously maintained and boasts a modern aesthetic that combines comfort and style seamlessly.

The focal point of the home is the open plan living room and dining room, providing a versatile space perfect for entertaining guests or enjoying a quiet evening in. The new kitchen is a chef's dream, featuring contemporary fittings and ample storage space for all your culinary needs. All the kitchen appliances were installed during the refit in 2021.

Both bedrooms are generously proportioned, offering a peaceful sanctuary for relaxation after a long day. The pristine Jack and Jill bathroom continues the theme of luxury, with sleek fixtures and a tranquil ambience.

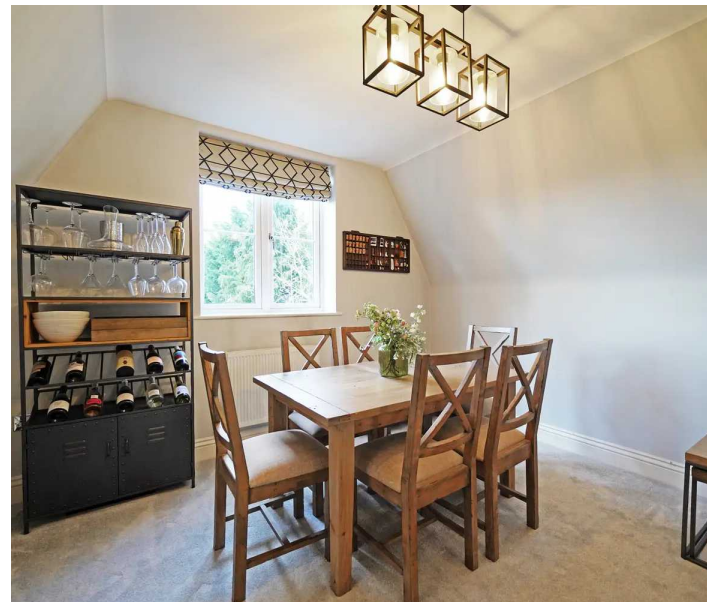
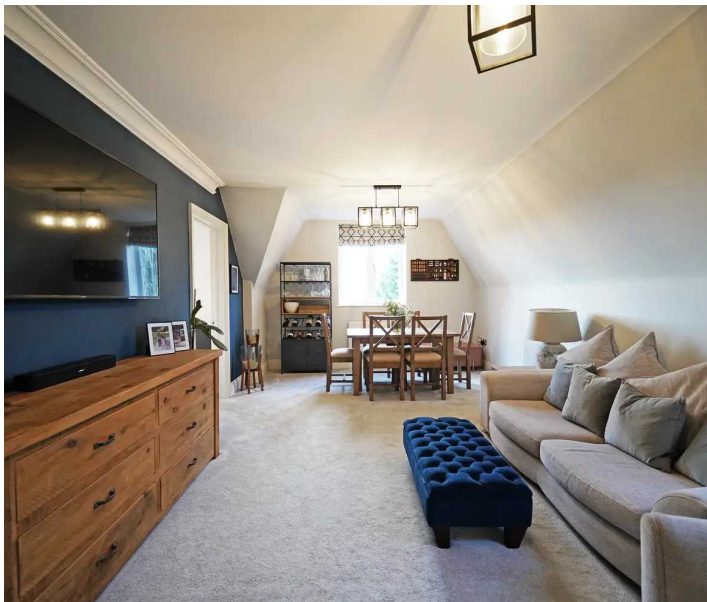




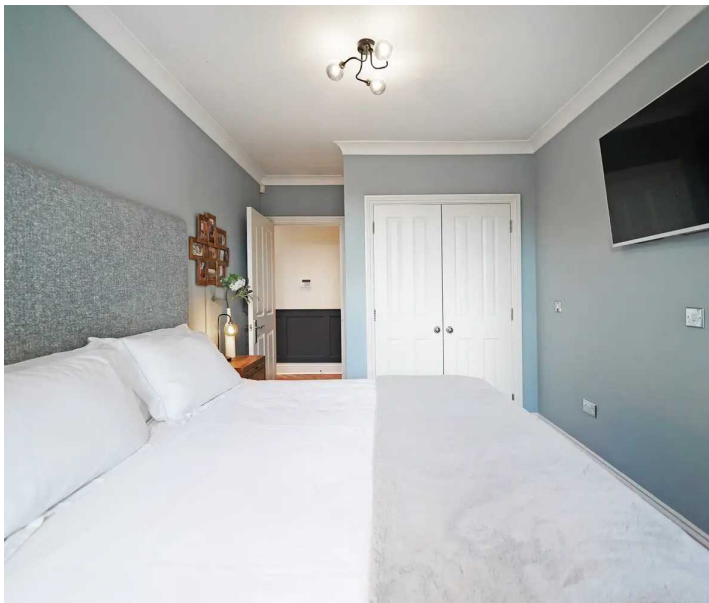
One of the standout features of this property is the secure underground parking, providing peace of mind for you and your vehicles. With two allocated spaces, parking will never be an issue, offering convenience and security in one.

Accessibility is key in this apartment, with both lift and stair access available for your convenience. Whether you prefer a swift elevator ride or a leisurely climb up the stairs, you have options that cater to your lifestyle.

Located just a short walk from Dorridge Station, commuting is a breeze for residents of this property. The ease of access to public transport makes this an ideal location for professionals and commuters looking for a well-connected home base.



In summary, this immaculate two-bedroom apartment offers a rare opportunity to experience luxury living in a sought-after location. With its modern features, convenient parking, and proximity to transport links, this property is sure to impress even the most discerning of buyers. Contact us today to arrange a viewing and see for yourself the exceptional lifestyle this apartment has to offer.

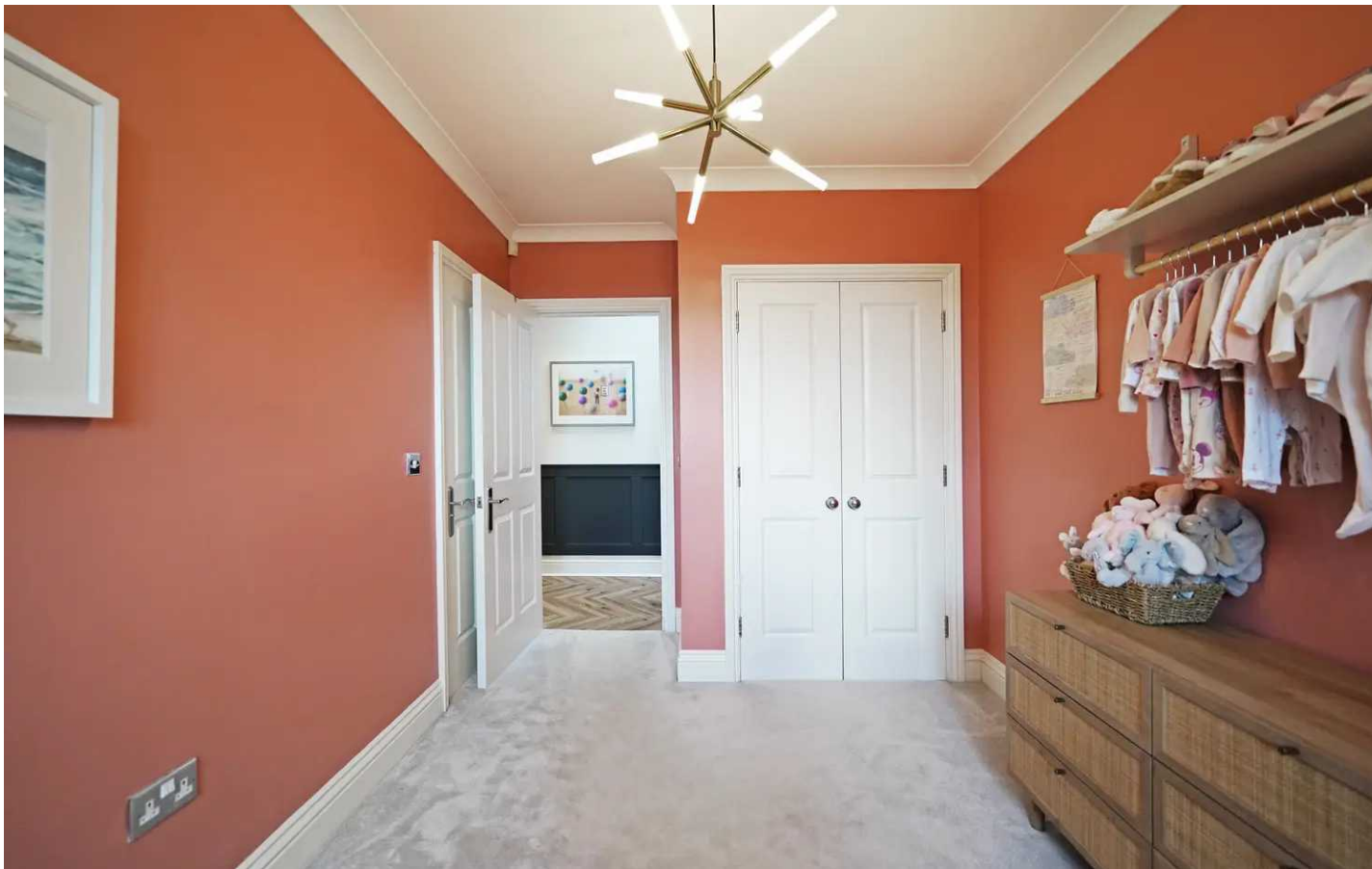


PROPERTY LOCATION

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



- Spacious Two Bedroom Apartment
- Located Within The Heart Of Dorridge Village
- Stunning Features Including High Ceilings, New Kitchen And Bathroom
- Secure Underground Parking With Two Allocated Spaces
- Open Plan Living Room And Dining Room
- Absolutely Immaculate Throughout
- Lift And Stair Access
- Walking Distance To Dorridge Station

FIRST FLOOR

HALL

LIVING ROOM / DINING ROOM

21' 8" x 12' 4" (6.60m x 3.75m)

KITCHEN

11' 0" x 7' 5" (3.35m x 2.25m)

BEDROOM ONE

13' 9" x 9' 2" (4.20m x 2.80m)

BEDROOM TWO

13' 9" x 8' 8" (4.20m x 2.65m)

JACK AND JILL BATHROOM

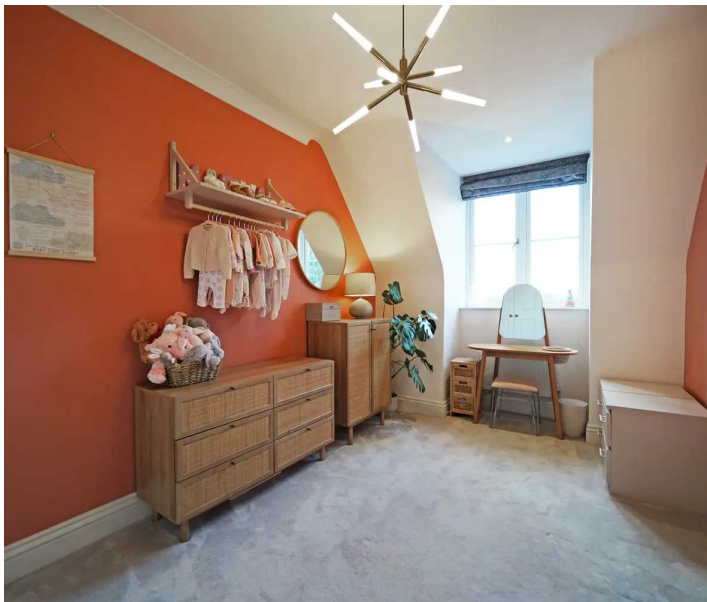
7' 5" x 5' 5" (2.25m x 1.65m)

TOTAL SQUARE FOOTAGE

Total floor area: 74.0 sq.m. = 797 sq.ft. approx.

OUTSIDE THE PROPERTY

TWO ALLOCATED SECURE UNDERGROUND PARKING SPACES



**ITEMS INCLUDED IN SALE**

Bosch integrated oven, integrated hob, CES extractor, fridge freezer, Neff dishwasher, Candy washing machine, all carpets and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

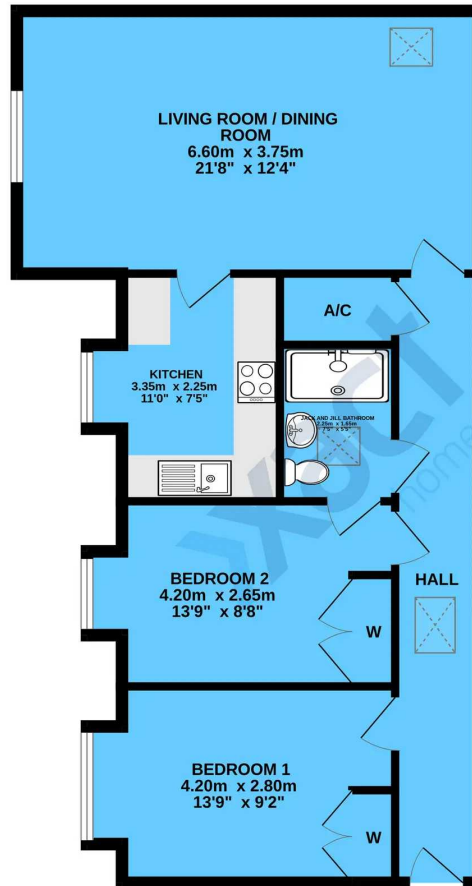
Broadband - Sky. Loft space - boarded with ladder.
Ground rent - £250 (pa). Service charge - £2,920 (pa).
A new boiler was installed in 2023.

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



TOTAL FLOOR AREA : 74.0 sq.m. (797 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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