



Avenue Road, Dorridge

Guide Price £325,000





## PROPERTY OVERVIEW

A fantastic opportunity presents itself to acquire this delightful two-bedroom retirement apartment in the heart of Dorridge Village. With the added benefit of no upward chain, this property offers a comfortable and convenient lifestyle in a sought-after location. The property, situated on the first floor, is easily accessible by lift or by stairs. Upon entry, you are greeted by a spacious entrance hallway with storage and guest cloakroom, plus a superb living room and breakfast kitchen. The principal bedroom is generously proportioned and appointed with a large ensuite bathroom. Furthermore, the second bedroom can be utilised as a dining room. Adding to the convenience of this property is the allocated parking space ensuring secure and hassle-free parking for residents and visitors alike. Residents can enjoy the nearby amenities that are within walking distance, including a Sainsbury's supermarket, medical services, and the local train station, offering superb convenience.





In conclusion, this retirement apartment presents an exceptional opportunity for those seeking a low-maintenance and comfortable living environment in the heart of Dorridge Village. Boasting two well-appointed bedrooms, lift access, and proximity to essential amenities, this property offers a blend of practicality and convenience. Embrace the tranquillity and cosmopolitan charm of Dorridge Village with this remarkable retirement apartment.

#### 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





- No Upward Chain
- Two Bedroom Retirement Apartment Located Within The Centre Of Dorridge Village
- Lift Access And Stairs To First Floor Apartment
- Living Room And Breakfast Kitchen
- Principal Bedroom With Large Ensuite
- Second Bedroom Or Dining Room
- Allocated Parking
- Walking Distance To Sainsburys, Doctors And Station
- Access To Communal Gardens At The Rear Of The Property

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

14' 9" x 13' 9" (4.50m x 4.19m)

#### **BREAKFAST KITCHEN**

16' 5" x 9' 2" (5.00m x 2.79m)

#### **PRINCIPAL BEDROOM**

13' 9" x 12' 2" (4.19m x 3.71m)

#### **JACK N JILL ENSUITE**

16' 1" x 8' 10" (4.90m x 2.69m)

#### **BEDROOM TWO**

13' 0" x 11' 2" (3.96m x 3.40m)

#### **TOTAL SQUARE FOOTAGE**

85 sq.m (915 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **ALLOCATED PARKING**

#### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, Ariston fridge/freezer, Neff dishwasher, Siemens washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.



#### **ADDITIONAL INFORMATION**

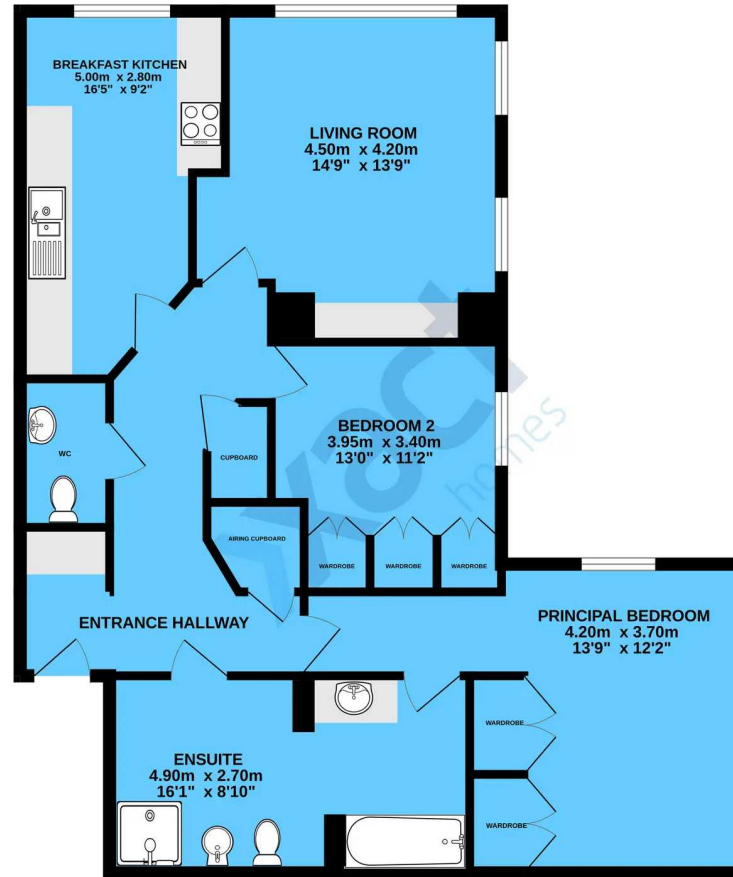
Services - water meter, mains electricity and sewers.  
Loft space - boarded. Tenure - leasehold with 65 years remaining. Service charge - £3,750 pa. Ground rent - £200 pa.

#### **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.



FIRST FLOOR  
86.4 sq.m. (930 sq.ft.) approx.



TOTAL FLOOR AREA : 85.0 sq.m. (915 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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