



Station Road, Dorridge

Guide Price £325,000





## PROPERTY OVERVIEW

Located in the desirable Dorridge Village centre, this spacious two-bedroom apartment presents a prime opportunity for discerning buyers seeking a comfortable and convenient living space. Boasting a central location with easy access to amenities and transport links, this ground floor property is a rare find in the heart of Dorridge. Situated within walking distance to Dorridge Station, commuting to nearby towns and cities is made easy, ideal for professionals or those who enjoy exploring the surrounding areas. Additionally, the apartment comes with allocated parking, ensuring residents have a secure and convenient place to park their vehicle. Being offered with no upward chain, this property is the perfect choice for first-time buyers looking to step onto the property ladder, downsizers seeking a low-maintenance lifestyle in a great location, or investors seeking a lucrative rental opportunity in a popular location. With its prime position in the heart of Dorridge Village, this apartment offers both comfort and convenience in equal measure. This property briefly comprises of: an entrance hallway, fitted kitchen, living / dining room, a principal bedroom with an ensuite, a second bedroom and a family bathroom.





In conclusion, this two-bedroom apartment represents a rare opportunity to acquire a spacious and well-located property in one of the most desirable areas of Dorridge. With its convenient amenities, excellent transport links, and versatile living spaces, this apartment is sure to appeal to a wide range of buyers looking to make their next property investment.

#### 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 Ground Floor Apartment
- No Upward Chain
- Ideal For First Time Buyers, Downsize Or Investors
- Located In The Heart Of Dorridge Village
- Walking Distance To Dorridge Station
- Living / Dining Room
- Family Bathroom
- Principal Bedroom With Ensuite
- Allocated Parking

#### **ENTRANCE HALLWAY**

#### **CLOAKROOM/UTILITY ROOM**

#### **KITCHEN**

12' 6" x 5' 5" (3.80m x 1.65m)

#### **LIVING / DINING ROOM**

15' 5" x 13' 1" (4.70m x 4.00m)

#### **PRINCIPAL BEDROOM**

13' 0" x 10' 10" (3.95m x 3.30m)

#### **ENSUITE**

7' 10" x 4' 11" (2.40m x 1.50m)

#### **BEDROOM TWO**

11' 0" x 9' 10" (3.35m x 3.00m)

#### **BATHROOM**

11' 0" x 9' 10" (3.35m x 3.00m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 71.0 sq.m. = 764 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**



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

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all blinds, fitted wardrobes in two bedrooms and an electric garage door.

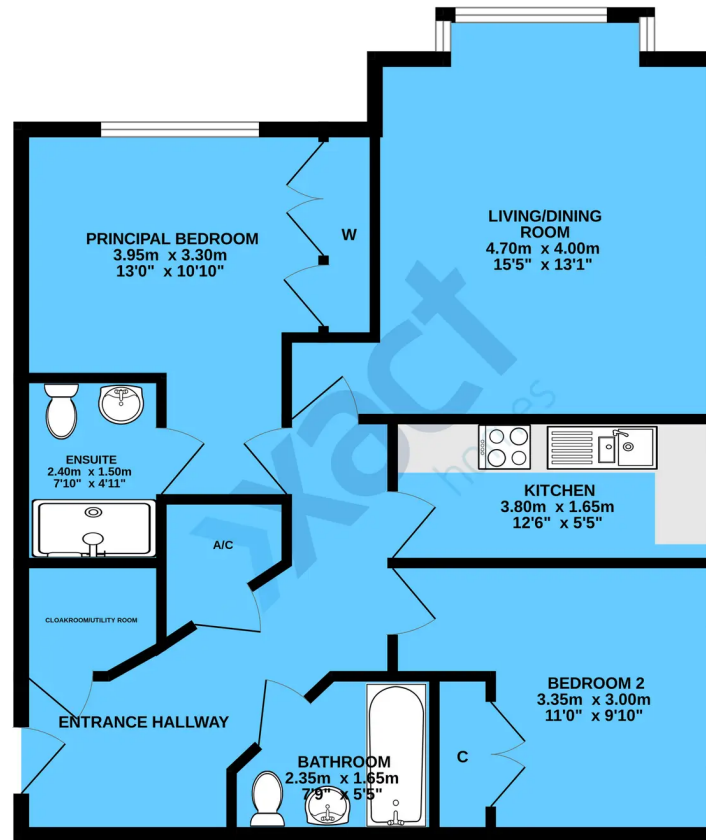
#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Sky. Service charge - TBC. Ground rent - TBC.

#### **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



TOTAL FLOOR AREA: 71.0 sq.m. (764 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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