



## Beckford Croft, Dorridge

Guide Price £300,000





## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this well presented two bedroom bungalow for over 55's which resides a short walk from Dorridge village and station and also benefits from a garage and parking space to the front of the property. This is a rare opportunity to purchase a retirement bungalow set within a quiet cul-de-sac of Dorridge, benefitting from double glazed windows and electric heating throughout and briefly affords:- reception hall, living room, fitted breakfast kitchen with pantry, two bedrooms both with fitted wardrobes serviced via a shower room. To the rear of the property and accessed via the principal bedroom is a small patio and rear garden which benefits from a southerly facing aspects. Outside the property enjoys a lovely aspect facing within the cul-de-sac / development which includes guest facilitates / bedroom, a communal lounge for residents to meet and communal gardens which are fully maintained. There is also a dedicated site manager living with the development.





It is important to note that whilst the property is a leasehold property, the current owners enjoy the benefit of owning the freehold with the majority of other residents and this will be passed on to any incumbent buyer as part of the sale. To view this fantastic bungalow please contact Xact Homes on 01564 777284.

#### 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: C

Tenure: Share of Freehold







- Two Bedroom Bungalow
- Over 55's
- Leasehold With A Share Of The Freehold
- Fitted Breakfast Kitchen
- Two Bedrooms With Fitted Wardrobes
- Shower Room
- South Facing Garden With Patio Area
- Garage & Parking Space

#### **HALL**

#### **LIVING ROOM**

18' 5" x 10' 2" (5.61m x 3.10m)

#### **KITCHEN**

15' 1" x 9' 2" (4.60m x 2.79m)

#### **INNER HALL**

#### **BEDROOM ONE**

10' 10" x 10' 3" (3.30m x 3.12m)

#### **BEDROOM TWO**

9' 2" x 7' 7" (2.79m x 2.31m)

#### **SHOWER ROOM**

6' 8" x 5' 8" (2.03m x 1.73m)

#### **TOTAL SQUARE FOOTAGE**

54 sq.m (581 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

16' 10" x 8' 3" (5.13m x 2.51m)

#### **PARKING SPACE**

#### **SOUTH FACING REAR GARDEN WITH PATIO AREA**

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

TBC





#### **ADDITIONAL INFORMATION**

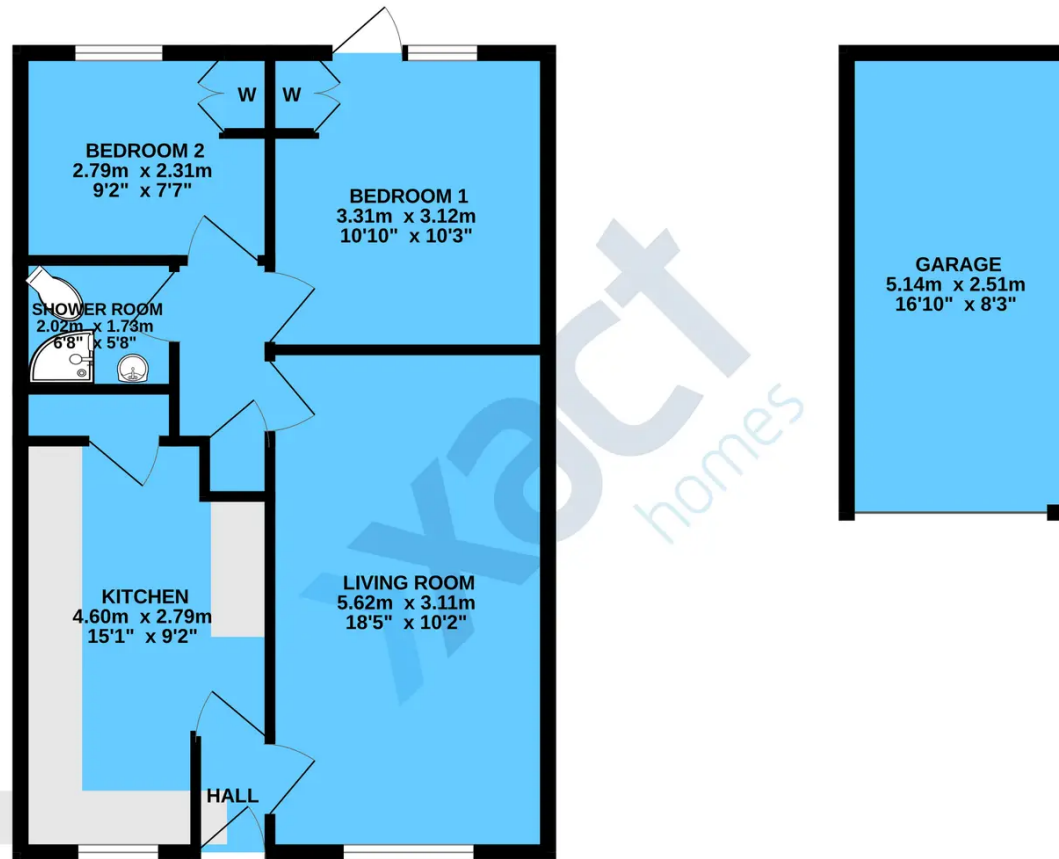
Services - water meter, mains electricity and sewers  
Service charge - TBC Ground rent - nil for  
Shareholders

#### **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 : 54.0 sq.m. (581 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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