7 Dorchester Gate, Dorchester Road, B91 1LJ

**Asking Price Of £289,950**

Share of Freehold

- Modern and well presented apartment
- Open plan living / dining kitchen
- Luxury bathrooms
- Gated development
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Apt 7 Dorchester Gate is a superbly positioned executive two bedroom first floor apartment located behind secure gated access close to local and national transport links and within close proximity to Solihull town centre and all of its amenities. This well presented apartment in brief comprises: - entrance hallway, open plan living / dining kitchen with high specification fittings, master bedroom with en suite and fitted robes and dressing area, guest bedroom, modern bathroom and secure allocated parking.

This modern luxury apartment is approached via Dorchester Road through electric gates through to allocated parking, stairs and lift to the first floor where number 7 can be found and in brief comprises:

**WELCOMING HALLWAY**  
16’ 3” min x 4’ 3” max (4.96m x 1.32m)

**LOUNGE / DINING KITCHEN**  
13’ 3” x 18’ 11” (4.06m x 5.78m)  
With Juliet balcony.
THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY
It is not to scale and is intended to show the approximate relationship of one room to another, with an indication of the main fixtures and fittings.

Approx. 90.4 sq. metres (973.1 sq. feet)

Total area: approx. 90.4 sq. metres (973.1 sq. feet)
KITCHEN AREA  14' 11" x 11' 2" (4.55m x 3.41m) max

MASTER BEDROOM  9’ 3” x 17’ 11” (2.83m x 5.48m)
With dressing area and fitted wardrobes

EN SUITE  8’ 8” x 5’ 0” (2.66m x 1.53m) max

GUEST BEDROOM  8’ 1” x 13’ 11” (2.48m x 4.25m) max

LUXURY BATHROOM

COMMUNAL GROUNDS
TWO ALLOCATED PARKING SPACES (ONE BEING UNDERGROUND)

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Money Laundering: We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Agency.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold with an extended lease of 999 years. The owners of the apartment own a share of the Freehold.

Services: All mains services are connected to the property.

Local Authority: Solihull MBC

Service Charge (incl ground rent) £1177 pa

Postal Address: The correct postal address of the property is understood to be Apt 7 Dorchester Gate, 76 Dorchester Road, Solihull B91 1AA

Land: It is suggested that prior to exchange of contracts, prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land they are purchasing and also to check all fixtures and fittings either included or excluded in the sale.

Directions: From Solihull town centre follow Blossomfield Road towards Tudor Grange Leisure Centre, on reaching the leisure centre turn right into Dorchester Road and the development can be found immediately on the left hand side.

To complete our quality service, John Shepherd is pleased to offer the following:

Free Valuation: We would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com

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