



John Shepherd

Estate Agents



Apartment 18
456 Station Road
Dorridge
B93 8EX

£239,950

Leasehold

- Two bedroom ground floor apartment
- Recently re-decorated
- Open plan lounge/fitted breakfast kitchen
- En Suite to main bedroom
- Family bathroom
- Secure allocated parking



Dorridge has always been considered one of the more sought after villages in which to reside being situated on the edge of open countryside and is only a few minutes drive from Solihull with its unrivalled amenities. Dorridge contains an excellent selection of local shops, highly thought of Junior and Infant School, a most useful Station with commuter services not only to Birmingham, but also to London (Marylebone) and bus services to Knowle and Solihull. In addition, Dorridge's natural park is close by and the local village of Knowle is only 1½ miles distant. The National Exhibition Centre, Birmingham International Airport and Railway Station are an approximate 15 minute drive. The M42 provides fast links to the M1, M5, M6 and M40 (Birmingham to London) motorway (mileages approximate).

A very well presented two bedroom ground floor apartment within walking distance to Dorridge Village and train Station, within a recently built complex. The apartment briefly comprises; entrance hallway, open plan lounge/kitchen, two bedrooms one with en suite facility and family bathroom. The property is within a gated complex with an allocated parking space and visitor parking.



ENTRANCE HALLWAY

with intercom system.

USEFUL STORAGE CUPBOARD

OPEN PLAN LOUNGE/KITCHEN 9' 9" x 8' 2" (2.97m x 2.49m)

Kitchen area comprises; an array of base and drawer units set under a work top surface with a one and a half sink and drainer unit with mixer taps set above, four ring AEG induction hob with AEG cooker below with extractor hood set above, integrated AEG microwave, integrated Electrolux dishwasher, integrated fridge and freezer and further cupboard units.

LOUNGE 11' 11" x 9' 10" (3.63m x 3.02m)

with windows to two elevations.

BEDROOM 1 9' 7" x 8' 5" (2.92m x 2.57m)

with double width wardrobes with lighting.

EN SUITE

BEDROOM 2 8' 11" x 8' 9" (2.72m x 2.67m)

with double width sliding mirrored wardrobes.

PRINCIPAL BATHROOM

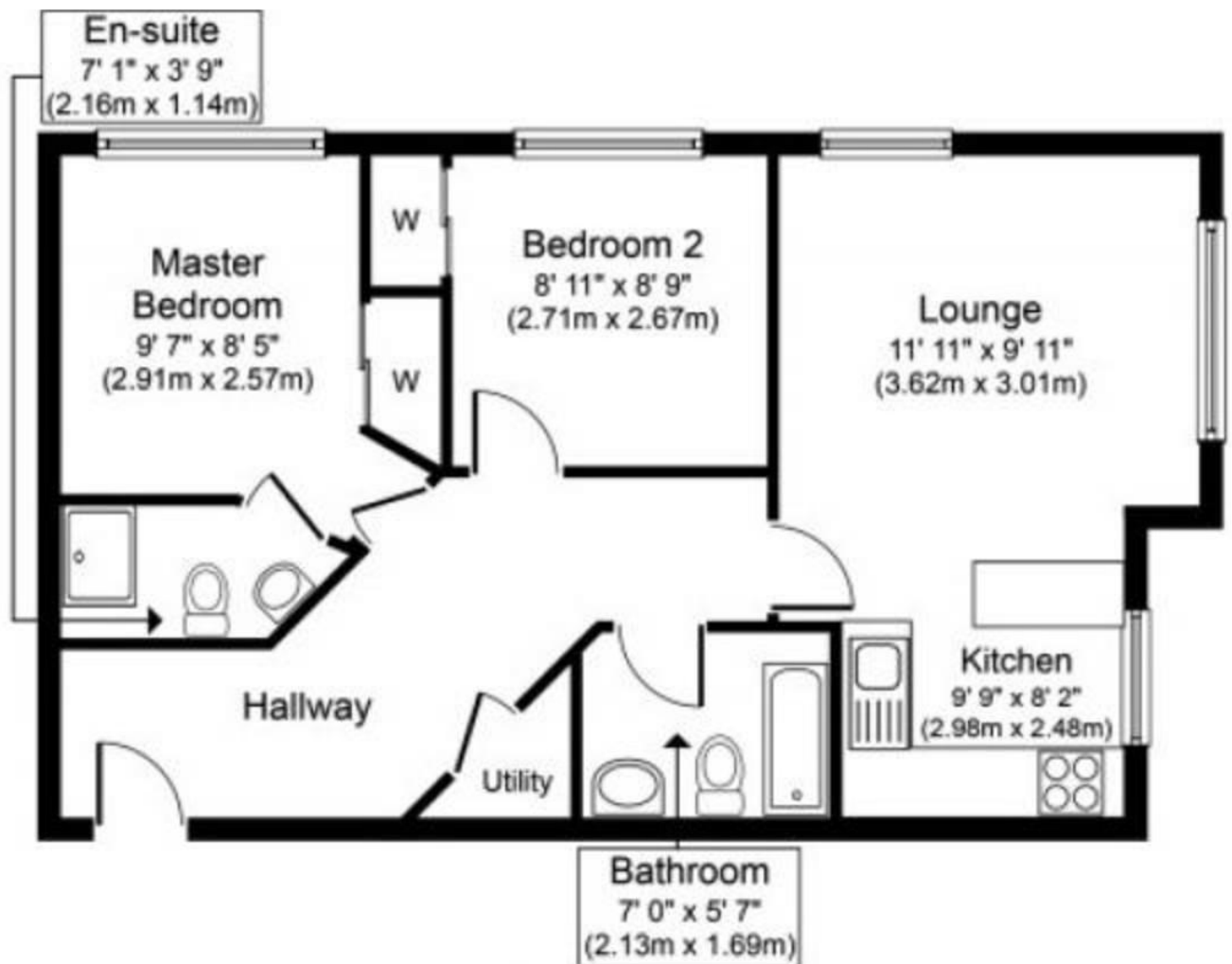
with panel fronted bathroom, shower fitment over with shower screen, low level flush WC with hand wash basin, fitted vanity unit set below and heated towel rail.

UTILITY ROOM

with shelves, and plumbing for washing machine.

OUTSIDE

There is one allocated parking space with visitor parking available set behind security gates.



Ground Floor
Approximate Floor Area
630 sq. ft.
(58.60 sq. m.)

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.

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. Floor plans are for identification purposes only and not to scale. 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 vacant possession upon completion of the purchase. There is a Service Charge of £918.00 per half year. Ground Rent is £125.00 per half year.

Services: All mains services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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

Free Valuation: Please contact the office on 01564 771186 to make an appointment.

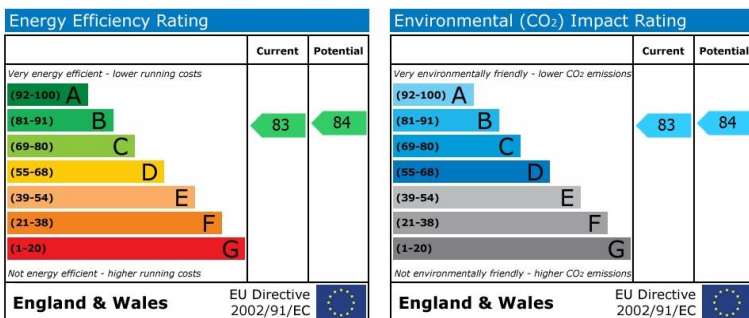
Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 0121 703 1850.

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

Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK's largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment.

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