



John Shepherd

Estate Agents



Cavendish Court
Avenue Road
Dorridge
B93 8LD

£400,000

Leasehold

- A Retirement First Floor Duplex Apartment Set Within a Most Convenient Location in Dorridge Village, with Lift Access
- Breakfast Kitchen, Lounge & Versatile Dining Room/Bedroom 3
- 2 Further Bedrooms Both with En-Suite Facilities
- Allocated & Visitor Parking Together with Communal Grounds



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 retirement first floor duplex apartment set within a most convenient location on a very sought after road in Dorridge village. The property can be found on the first floor with lift access leading to number 8 and is in need of modernisation. The accommodation in brief comprises welcoming entrance hallway with storage cupboard, airing cupboard and further large under stair cupboard, guest cloakroom, breakfast kitchen, lounge, versatile dining room/bedroom 3 and bedroom 2 with en-suite facility and fitted wardrobes. To the first floor there is the master bedroom with fitted wardrobes, en-suite bathroom and door to roof top terrace. To the outside there is allocated and visitor parking together with communal grounds.



ON THE GROUND FLOOR

WELCOMING ENTRANCE HALLWAY

Having intercom system, cloaks cupboard and airing cupboard housing the hot water tank. Further large storage cupboard set under the stairs.

GUEST CLOAKROOM

With low level flush wc and hand wash basin.

BREAKFAST KITCHEN

With an array of base and drawer units set under a worktop surface with a 1½ sink and drainer unit with mixer tap and hot tap set above. Four ring Neff induction hob with Neff extractor hood above and oven and grill below, recess for full height fridge/freezer, matching cupboard units together with breakfast bar and integrated Hotpoint washer/dryer.

LOUNGE

With dual aspect windows overlooking the well kept grounds of Cavendish Court. Feature fireplace and double doors leading through to

DINING ROOM/BEDROOM 3

BEDROOM 2

With 4 door fitted wardrobes and dressing table, with further storage cupboard.

EN-SUITE BATHROOM

Having panelled bath, shower cubicle, low level flush wc, bidet and hand wash basin with vanity unit set below.

ON THE FIRST FLOOR

PRINCIPAL BEDROOM

With 8 door fitted wardrobes and dressing table with drawers and loft void.

EN-SUITE BATHROOM

Having panelled bath, shower cubicle, low level flush wc and hand wash basin with vanity unit set below. A door leads to

ROOF TOP PATIO

Having a paved patio area ideal for flower pots and summer furniture.

OUTSIDE

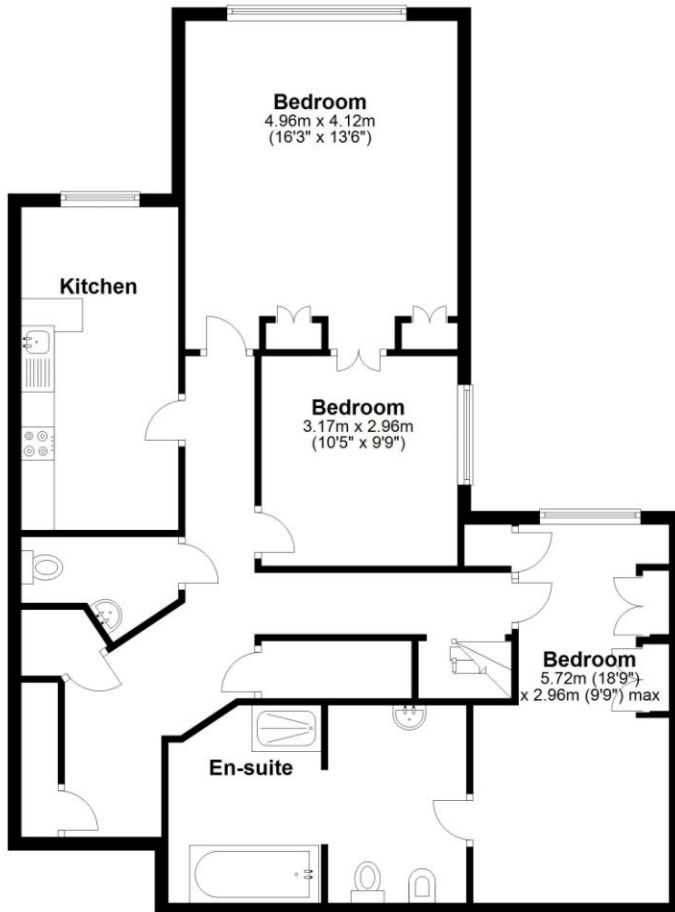
ALLOCATED PARKING SPACE

COMMUNAL GROUNDS



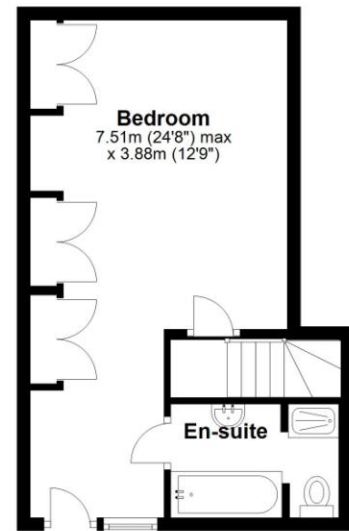
First Floor

Approx. 96.8 sq. metres (1042.3 sq. feet)



Second Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



Total area: approx. 128.0 sq. metres (1378.2 sq. feet)

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. The length of the lease is to be advised.

Service Charge: £2,788 pa for 2018/2019 to include Buildings Insurance, gardening and external window cleaning.

Services: All mains services are connected to the property with the exception of gas. Heating is by way of electric heating.

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.

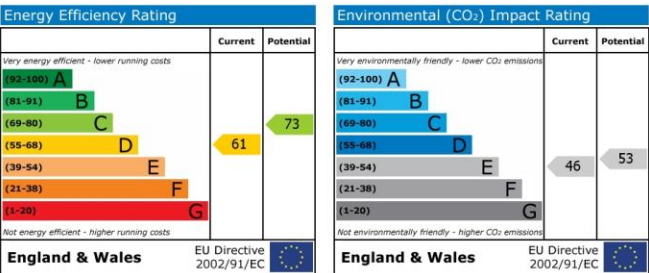
Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 0121 703 1850.

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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