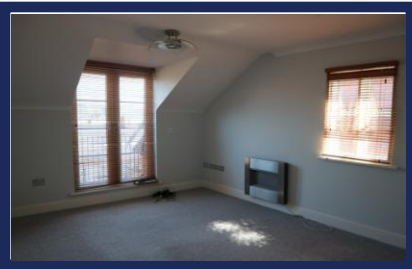




9 Rosemont House, Poplar Road, Dorridge, B93 8DD

- ✕ No Upward Chain
- ✕ Second Floor Apartment
- ✕ Three Excellent Bedrooms
- ✕ Lift Access
- ✕ Completely Refurbished
- ✕ Open Plan Living/Dining Room
- ✕ En-Suite & Bathroom
- ✕ Set Behind Secure Gates

Asking Price of £299,950



Xact Homes Knowle, 36 St Johns Way, Knowle, Solihull, West Midlands, B93 0LE
Email: knowle@xacthomes.co.uk

☎ 01564 777284

PROPERTY OVERVIEW

Offered to the market with no upward chain, this three bedroom second floor apartment resides within easy walking distance to Dorridge village and station and benefits from being set behind a secure gated entrance and also benefits from lift access. The property has recently been updated to include a luxury ensuite and modern bathroom, benefits from a balcony located off the open plan living / dining room and two allocated parking spaces. Ideally located for someone seeking to be close to Dorridge Station the property briefly affords:- communal entrance hallway, lift to all floors, private entrance hallway, modern fitted kitchen, large open plan living room/dining room with balcony, three bedrooms, (master with luxury ensuite) and updated recently refurbished family bathroom.

PROPERTY LOCATION

Situated in a sought after road of Dorridge, the property is conveniently located for all local amenities (including Sainsbury's supermarket) and is situated a short distance from Dorridge Station which provides main line links in to Birmingham Snow Hill and London Marylebone. In addition, the property is located some three miles in distance from Junction 4 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M40. The excellent shopping facilities of Solihull are also located close by (approx four miles) containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

COUNCIL TAX

Band F

TENURE

Leasehold - Approx 110 years remaining

SERVICES

Mains electricity and water on a meter

GARDEN

Communal

SERVICE CHARGE

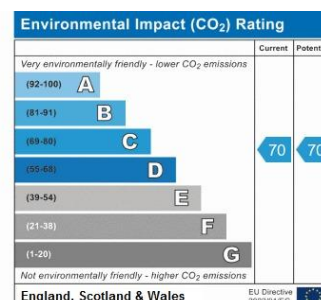
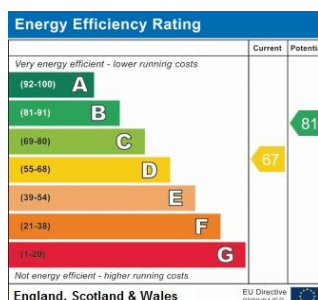
£1550.00 pa

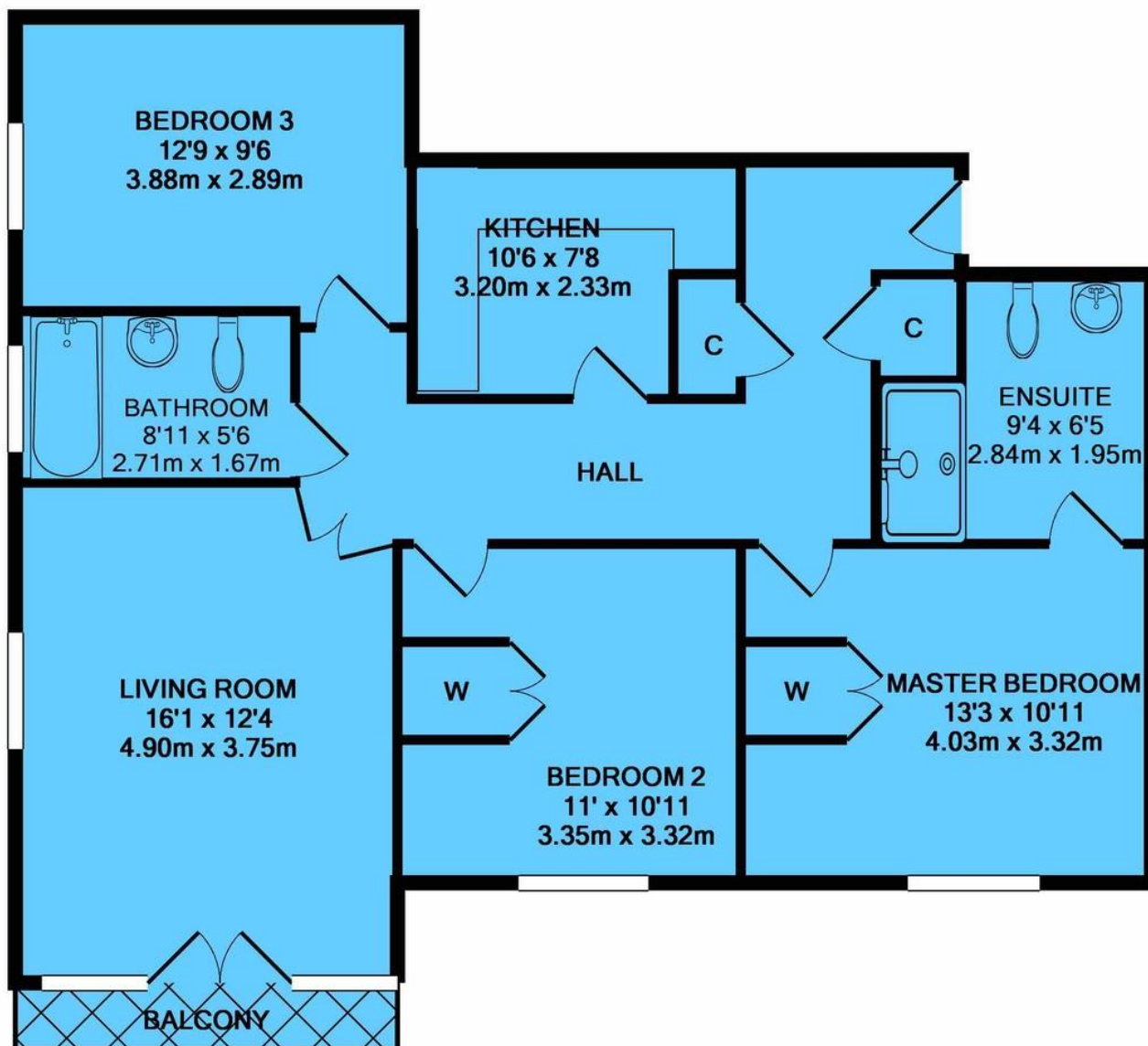
GROUND RENT

£250.00 pa

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, carpets, curtains and lights





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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