



15 MANOR COURT, MANOR ROAD, DORRIDGE, B93 8DU
ASKING PRICE OF £229,950



»» Second Floor Apartment

»» Two Double Bedrooms

»» Located In The Heart Of Dorridge Village

»» A Short Walk To Station, Park & Amenities

»» Completely Updated & Modernised

»» Gas Central Heating

»» UPVC Double Glazing

»» Modern Kitchen & Bathroom

»» EPC Rating E

PROPERTY OVERVIEW

Situated in the heart of Dorridge village and located within walking distance to the station and all local amenities is this two double bed roomed second floor apartment which is beautifully presented throughout and benefits from being offered to the market with no upward chain. The accommodation has been completely updated and modernised throughout to include both gas central heating and UPVC double glazed windows. The apartment has a modern high gloss kitchen and refitted bathroom suite and internal inspection is recommended to be fully appreciated. The property has parking and garage to the rear and is within just a short walk of the village square, the recently opened Sainsbury's store, and the railway station that provides commuter services between London Marylebone and Birmingham Snow Hill. The property is well served by excellent schools and is within a short walk of the village park. Junction 4 of the local M42 is within just two miles and leads to the Midlands motorway network, whilst Knowle the neighbouring village provides further local amenities and Solihull town centre which is within just four miles, offers further and more comprehensive facilities.

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 C

TENURE

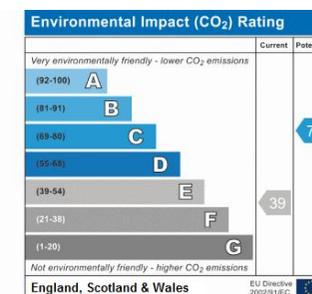
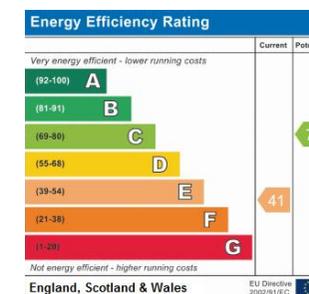
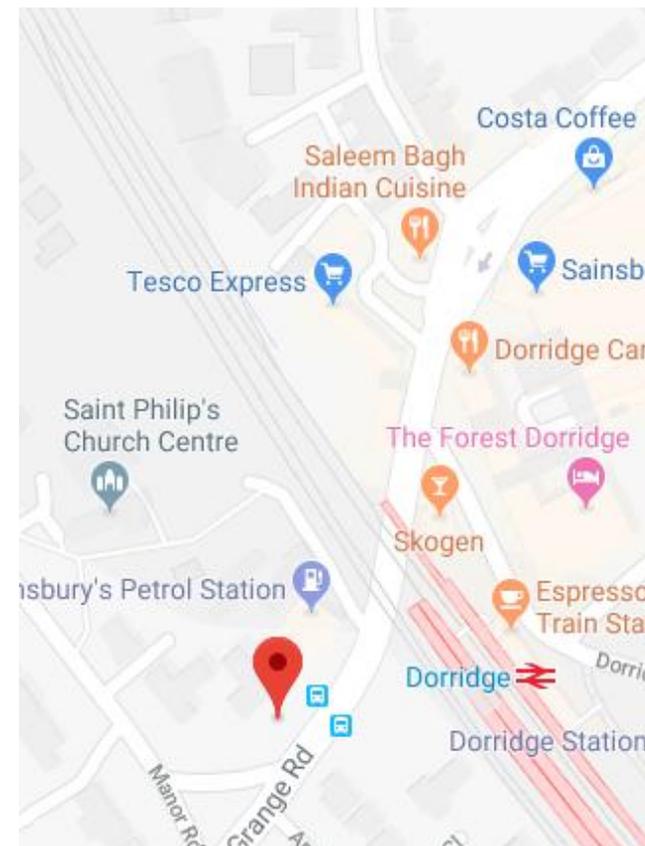
Leasehold

SERVICES

Mains gas and mains electricity

ITEM INCLUDING IN THE SALE

Free standing cooker, fridge freezer, dishwasher, carpets, curtains and lights



HALLWAY

LIVING/DINING ROOM

16' 11" x 12' 11" (5.15m x 3.94m)

BEDROOM ONE

11' 11" x 11' 11" (3.64m x 3.64m)

BEDROOM TWO

11' 11" x 8' 8" (3.64m x 2.65m)

KITCHEN

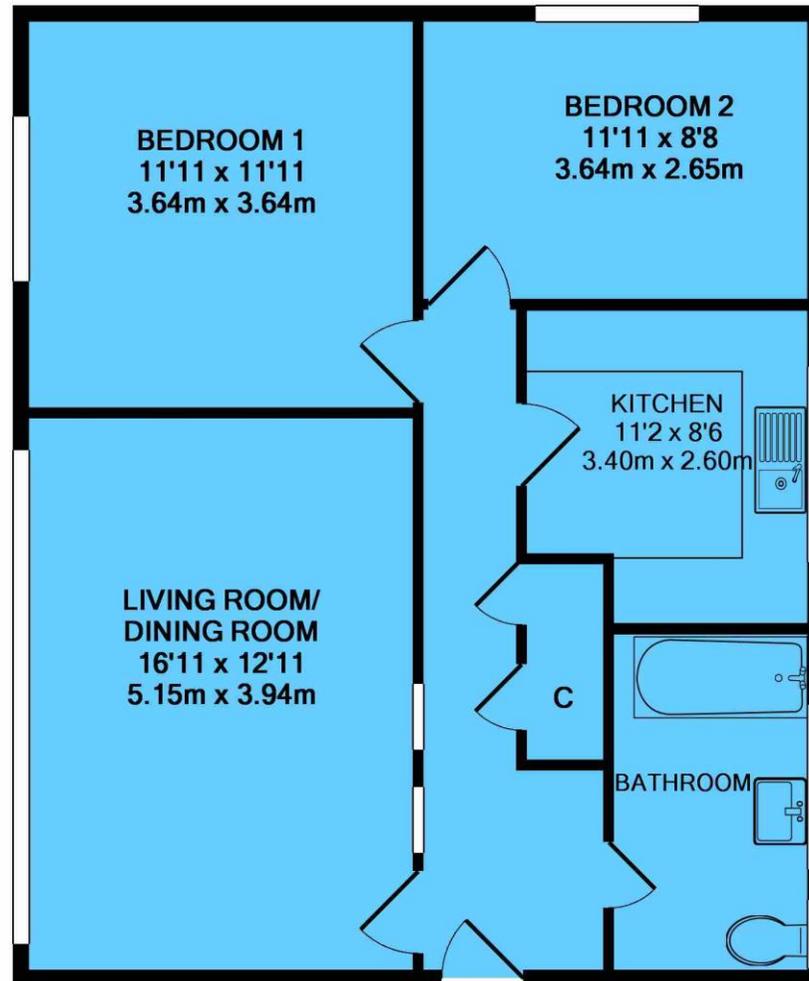
11' 2" x 8' 6" (3.40m x 2.60m)

BATHROOM

OUTSIDE THE PROPERTY

GARAGE





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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