



ARDEN BUILDINGS, STATION ROAD, DORRIDGE, B93 8HH  
ASKING PRICE OF £185,000





»X No Upward Chain

»X Three Bedroom Maisonette

»X Located In The Heart Of Dorridge Village

»X Easy Walking Distance To Dorridge Station

»X Excellent Opportunity For First Time Buyer Or Investor

»X Double Glazed Throughout

»X Living Room

»X Kitchen

»X Bathroom

## PROPERTY OVERVIEW

Set within the heart of Dorridge Village and within easy walking distance to Dorridge Station and all local amenities is this three bedroom maisonette which benefits from being offered to the market with NO UPWARD CHAIN and a new 125 year lease. The property is located and accessed to the rear of Dorridge shops within the precinct and affords UPVC double glazed windows throughout. Set across two floors the maisonette requires some internal updating and briefly affords:- entrance hallway, kitchen, living room, three bedrooms and bathroom. Viewing is strictly via Xact Homes on 01564 777284.

## PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

## COUNCIL TAX

Band B

## TENURE

Leasehold – New 125 year lease

## SERVICES

Water meter, mains gas, electricity and sewers

## SERVICE CHARGE

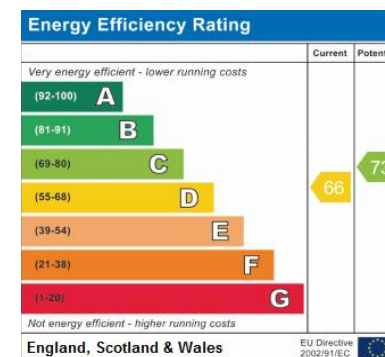
TBC

## GROUND RENT

Nil

## ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets and all light fittings



### **HALL**

10' 7" x 6' 10" (3.23m x 2.09m)

### **LIVING ROOM**

16' 2" x 11' 7" (4.93m x 3.53m)

### **KITCHEN**

9' 8" x 9' 0" (2.94m x 2.74m)

### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 7" x 9' 1" (3.52m x 2.76m)

#### **BEDROOM TWO**

10' 1" x 9' 0" (3.07m x 2.75m)

#### **BEDROOM THREE**

7' 1" x 6' 10" (2.15m x 2.08m)

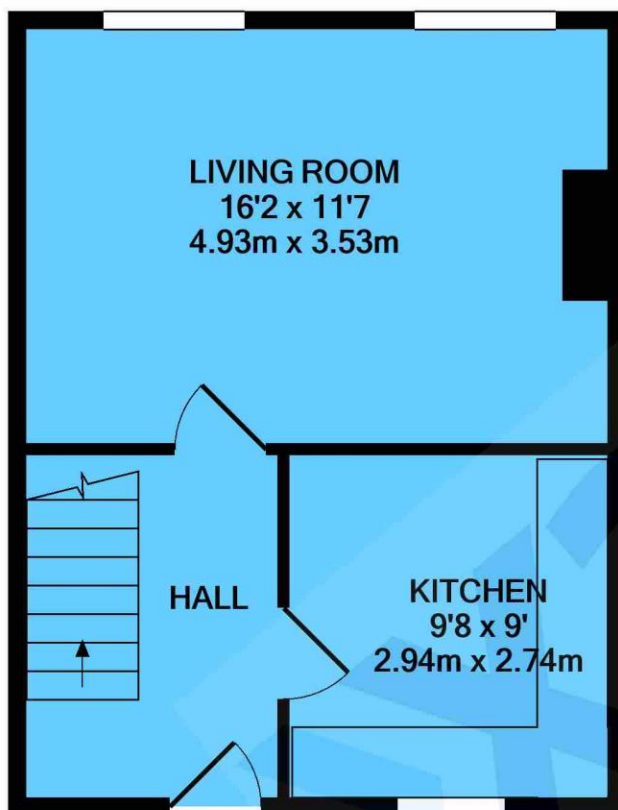
#### **BATHROOM**

6' 11" x 5' 10" (2.11m x 1.77m)

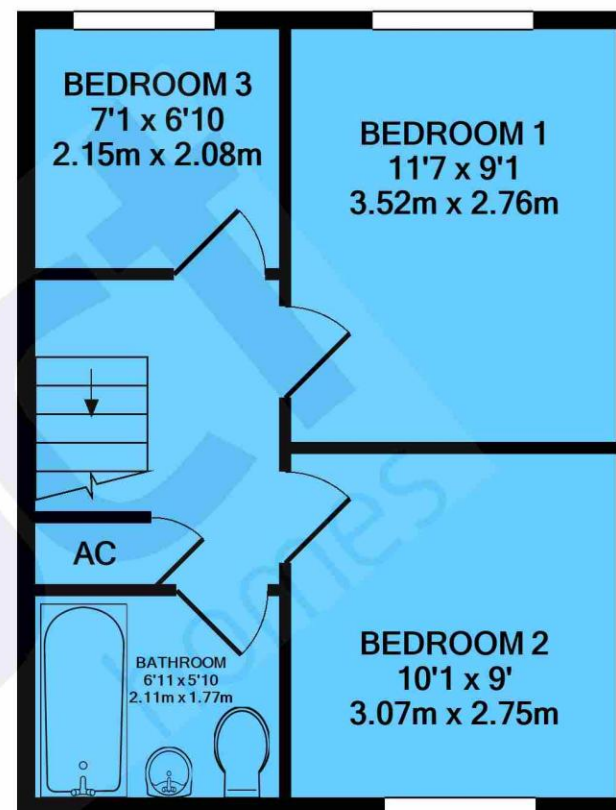








GROUND FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.3 SQ.M.)

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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