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**Apt 32, Kenilworth House, 456 Station Road,  
Dorridge, B93 8EX**

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**Guide Price £285,000**

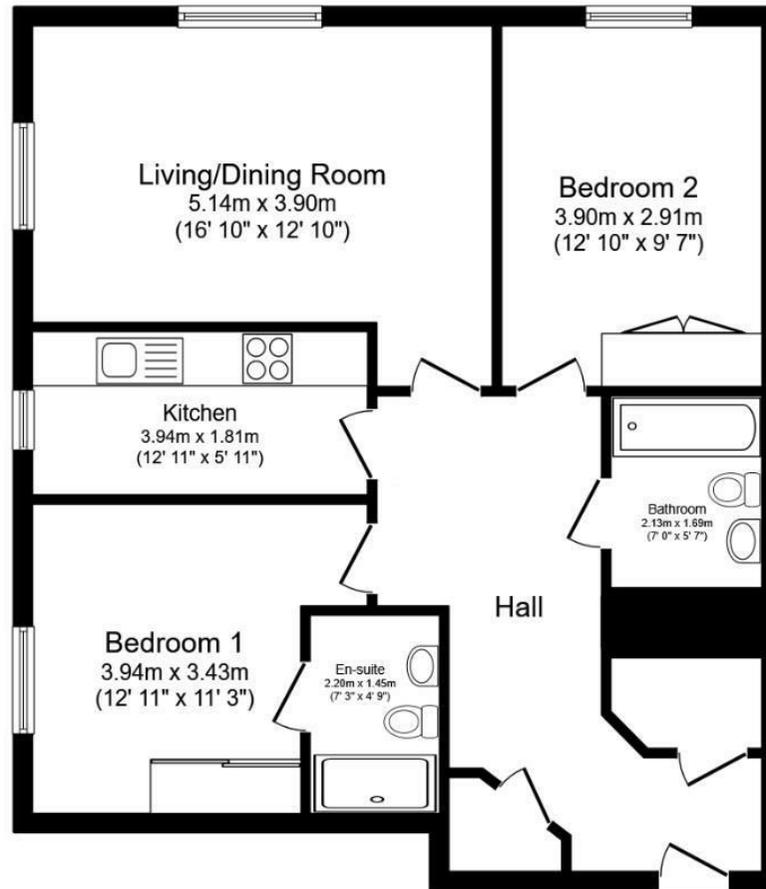
Located in the charming village of Dorridge, Solihull, this delightful apartment offers a perfect blend of comfort and convenience. The property is ideally situated close to local amenities, making it an excellent choice for those who appreciate easy access to shops, cafes, and essential services.

Upon entering, you are welcomed into a spacious living/dining room, providing a warm and inviting space for relaxation and entertaining. The well-appointed fitted kitchen is designed for practicality, ensuring that meal preparation is a pleasure. This apartment features two comfortable bedrooms, an en-suite shower room plus main bathroom.

Outside, residents can enjoy the beautifully maintained communal gardens, providing a serene environment to unwind amidst nature. The property also benefits from secure parking, ensuring peace of mind for vehicle owners.

This charming home in Dorridge is an excellent opportunity for those seeking a comfortable lifestyle in a vibrant community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely apartment your new home.

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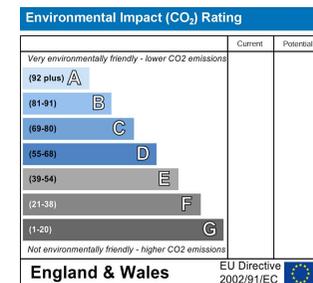
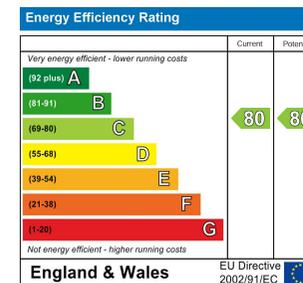


### Floor Plan

Floor area 73.4 sq.m. (790 sq.ft.)

Total floor area: 73.4 sq.m. (790 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## BRIEF DESCRIPTION

This lovely two bedroomed ground floor apartment forms part of an exclusive gated development conveniently located in the heart of Dorridge village within a short walk of the local shops and Dorridge railway station which provides links between Birmingham and London Marylebone.

The property briefly comprises - communal intercom entrance leading to a welcoming entrance hall, living/dining room, fully fitted kitchen with integrated appliances, two bedrooms both with built-in wardrobes, an en-suite shower room and a main bathroom with shower over the bath. The apartment also benefits from secure allocated parking for one vehicle, landscaped communal gardens to the rear, double glazing and gas-fired central heating throughout.

## COMMUNAL HALLWAY

The front door opens into the communal hallway which gives access to the front door to the ground floor apartment.

## MAIN HALLWAY

Having two storage cupboards - one housing the washing machine, electric consumer unit, double wall cupboard, work shelf and wine rack. The other storage/airing cupboard houses water tank and water meter. There is also a central heating radiator, Hive thermostat and intercom unit to communal hallway.

## LIVING/DINING ROOM

16'10" x 12'9"

Being dual aspect, having UPVC double glazed double height window and two side panels, second UPVC double glazed window overlooking the garden, central heating radiator, TV aerial point, two ceiling light points and coving to ceiling.

## FITTED KITCHEN

12'11" x 5'11"

Having a range of wall and base units all with grey work surfaces over and incorporating one-and-half bowl sink unit. Also, integrated AEG appliances including dishwasher, microwave, oven, and hob with extractor hood above. Plus an Electrolux dishwasher, Zanussi fridge/freezer, and Vallant central heating boiler. There is ceramic tiled flooring and UPVC double glazed window and central heating radiator.

## BEDROOM 1

12'11" x 11'3"

Having full height mirror fronted wardrobe with sliding doors, central heating radiator, UPVC double glazed window, ceiling light point and coving to the ceiling.

## EN-SUITE SHOWER ROOM

7'2" x 4'9"

Having chrome shower cubicle with opening door, wash hand basin, low level close coupled dual flush WC, range of mirror fronted bathroom cabinets to walls, white heated towel rail/radiator, inset ceiling lights and ceramic tiles to the floor.

## BEDROOM 2

12'9" x 9'6"

Having full length built-in double wardrobe with shelving and hanging rail, central heating radiator, UPVC double glazed window, ceiling light point, coving to the ceiling and also located in this room is the Broadband point.

## MAIN BATHROOM

6'11" x 5'6"

Having three piece suite in white comprising panelled bath with shower over, fitted unit encasing wash hand basin with cupboards below and WC, ceramic tiled floor and wall tiling. Also, central heating radiator, heated towel rail, mirror fronted bathroom cabinets to walls and inset ceiling lights.

## OUTSIDE

## COMMUNAL GARDENS

There are attractive communal gardens.

## SECURE PARKING

There is a secure car parking space in the underground garage plus an external short-term visitor parking area. Also in the garage are two communal meter cupboards.

## GENERAL INFORMATION

### TENURE

The Agent understands that the property is Leasehold. Hunters understands that there are 106 years unexpired on the lease. Ground Rent £250 per annum. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### SERVICE CHARGE

There is an annual Service Charge for March 2025 to February 2026 of £2,772.00 (half to be paid twice a year). This is to cover general maintenance of the building, cleaning of communal hallways, external windows, external communal areas and garden maintenance. Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

### COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band E.

### SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a

commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

## GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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