



23 DORCHESTER COURT, DORCHESTER ROAD, SOLIHULL, B91 1LL

ASKING PRICE OF £250,000

EPC: D Council Tax Band: D



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Top Floor Apartment
- No Upward Chain
- Private Balcony
- Walking Distance to Solihull
- Two Double Bedrooms
- Buy To Let Opportunity

This generously sized top floor apartment boasts two double bedrooms and is located in a highly desirable area, just a short walk from Solihull Town Centre, the railway station, sports and leisure centre. The property benefits from both gas central heating and double glazing throughout. The well-presented living space includes a secure communal reception hall with intercom access, a spacious entrance hall with ample storage, bathroom, a large lounge/diner with access to a south facing private balcony, and a separate kitchen. Both double bedrooms feature built-in wardrobes and additional storage. Outside, you'll find well-maintained communal lawned gardens. With no upward chain, a viewing is highly recommended to fully appreciate this excellent property.

COMMUNAL RECEPTION HALLWAY With intercom access

ENTRANCE HALL Ample storage

BATHROOM 6' 6" x 6' 10" (2.001m x 2.089m)

BEDROOM ONE 15' 4" x 12' 9" (4.676m x 3.909m)
Built-in wardrobe

BEDROOM TWO 10' 3" x 9' 10" (3.137m x 3.011m)
Built-in wardrobe

LARGE LOUNGE/DINER 20' 0" x 15' 3" (6.099m x 4.662m)

With access to a private balcony

KITCHEN 10' 7" x 8' 11" (3.229m x 2.727m)

COMMUNAL LAWNED GARDENS



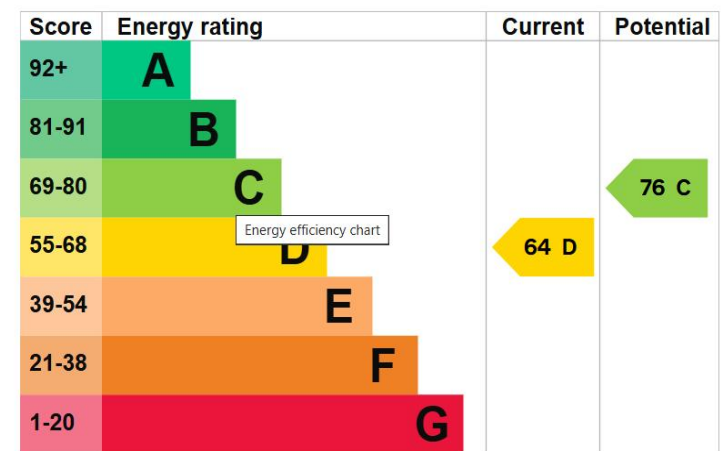
***** DRAFT DETAILS *****

Details have not been confirmed by the property owner.
This is a draft copy only, therefore, we cannot confirm their accuracy.

Length of Lease: 126 years (at 2025)
Service Charge: £1,603 pa.

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





The graph shows this property's current and potential energy rating.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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