



Avenue Road, Dorridge

Guide Price £425,000







## PROPERTY OVERVIEW

Presenting a rare opportunity to own a luxurious retirement apartment in the heart of Dorridge Village, we are delighted to bring to the market this stunning two-bedroom duplex apartment. This property is being offered with no upward chain, providing a hassle-free transition for the discerning buyer. Upon entering the apartment, one is immediately struck by the meticulous attention to detail that has gone into its design. The internal layout has been thoughtfully remodelled to create a seamless flow, culminating in a spacious and inviting open-plan kitchen/dining room. The kitchen boasts a beautiful breakfast area, featuring a range of AEG integrated appliances and elegant granite work surfaces, making it a delightful space to prepare meals and entertain guests alike. The apartment further impresses with not one, but two generously sized double bedrooms, each equipped with its own en suite facility for added convenience and privacy. The first-floor bedroom offers a large ensuite facility whilst moving up to the second floor, the second bedroom also features an en suite and boasts its own balcony, allowing residents to fully enjoy a morning cup of coffee and fresh air.





Situated within walking distance of the village centre and the train station, residents of this property will benefit from the convenience of having local amenities and transport links right at their doorstep. Whether it's shopping, dining, or commuting, all can be easily accessed from this prime location, offering a perfect balance of comfort and convenience. In conclusion, this retirement apartment offers a rare combination of luxury, functionality, and convenience. With its impeccable design, prime location, and array of modern amenities, this property presents an ideal opportunity for those seeking a comfortable and hassle-free lifestyle in Dorridge Village. Contact us today to arrange a viewing and experience the allure of this exceptional duplex apartment for yourself.

- Offered To The Market With No Upward Chain
- Stunning Retirement Apartment Located Within The Centre Of Dorridge Village
- Internally Remodelled To Provide Open Plan Kitchen / Dining Room With Triple Aspect
- Beautiful Breakfast Kitchen With A Range Of AEG Integrated Appliances And Granite Work Surface
- Double Bedroom With Ensuite To First Floor And Further Double Bedroom With Ensuite And Balcony To Second Floor
- Walking Distance To Village And Station







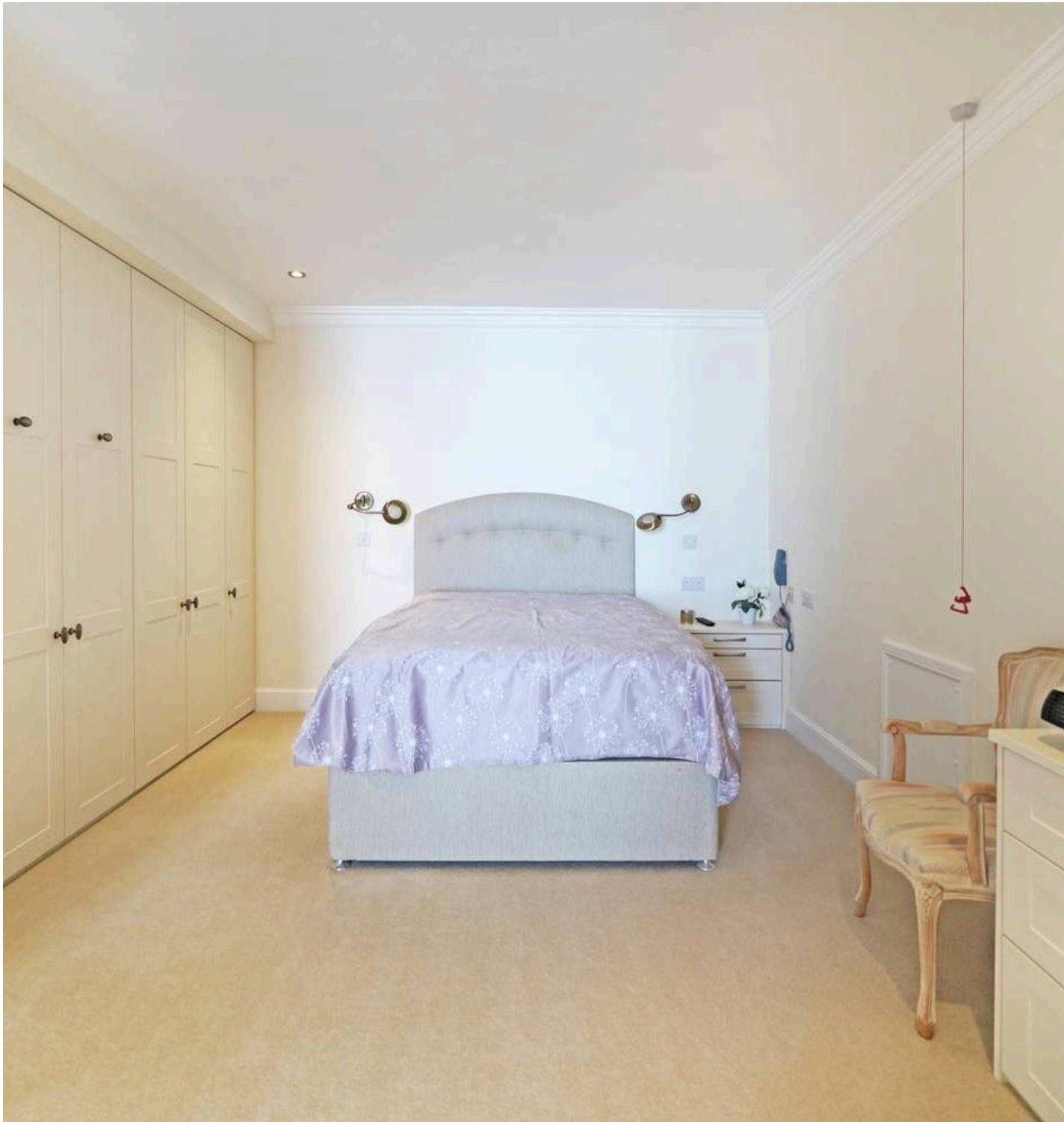
## PROPERTY LOCATION

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: F

Tenure: Leasehold





## **HALLWAY**

### **WC**

6' 7" x 4' 11" (2.00m x 1.50m)

### **KITCHEN / DINING ROOM**

16' 5" x 6' 7" (5.00m x 2.00m)

### **LOUNGE AREA**

16' 5" x 13' 7" (5.00m x 4.15m)

### **DINING AREA**

11' 0" x 9' 10" (3.35m x 3.00m)

### **BEDROOM TWO**

18' 4" x 9' 6" (5.60m x 2.90m)

### **ENSUITE**

13' 1" x 8' 2" (4.00m x 2.50m)

## **FIRST FLOOR**

### **BEDROOM ONE**

25' 11" x 12' 6" (7.90m x 3.80m)

### **ENSUITE**

10' 10" x 7' 7" (3.30m x 2.30m)

## **BALCONY**

### **TOTAL SQUARE FOOTAGE**

Total floor area: 136.0 sq.m. = 1464 sq.ft. approx.



#### **ITEMS INCLUDED IN SALE**

AEG integrated oven, integrated hob, extractor, microwave, fridge freezer, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms and all light fittings.

#### **ADDITIONAL INFORMATION**

Services – electricity and mains sewers.

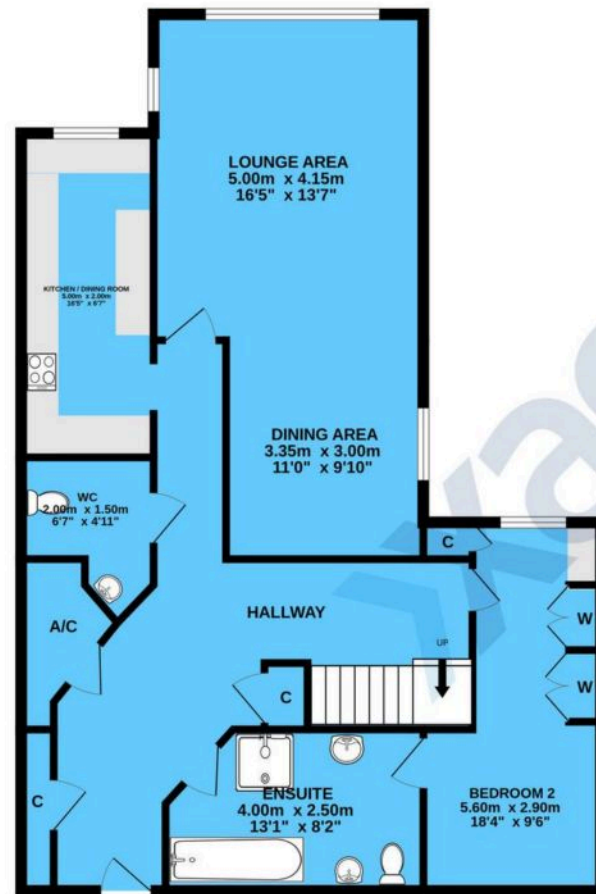
#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

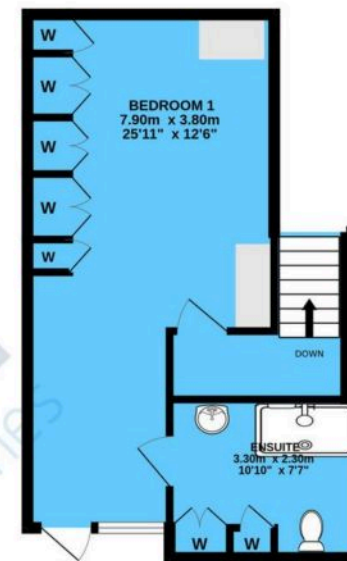




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 136.0 sq.m. (1464 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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