



Beckford Croft, Dorridge

Guide Price £150,000



PROPERTY OVERVIEW

Located in the heart of Dorridge, this one-bedroom ground floor retirement property provides the perfect combination of comfort and convenience. Situated on a private cul-de-sac, the property benefits from allocated parking and a single garage.

Upon entering, you are greeted by a spacious lounge. The fully-fitted kitchen benefits from integrated appliances and looks over the front of the property.

At the rear of the property lies a generously sized double bedroom with fitted wardrobes, providing ample storage solutions.

The property is serviced by a well appointed shower room.

Catering to the needs of those over 55, this development offers a peaceful and welcoming environment for residents.

Convenience is key with this property, as it is within walking distance to Dorridge Station, providing excellent transport links. Additionally, residents can take advantage of the array of amenities offered by Dorridge Village, from shops to restaurants, enhancing every-day living.





Residents can also benefit from the communal garden, perfect for enjoying the outdoors and socialising with neighbours. The communal lounge provides a comfortable space for gatherings and relaxation, while additional overnight accommodation for guests ensures visitors are always welcomed with open arms.

In summary, this retirement property presents a rare opportunity to embrace a comfortable lifestyle in a prime location. With its blend of convenience, modern amenities, and community-centric features, this property is sure to cater to the discerning needs of those seeking a tranquil yet vibrant living environment.

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





- One Bedroom Ground Floor Retirement Property Located In The Centre Of Dorridge
- Set On A Private Cul-De-Sac With Allocated Parking & A Single Garage
- The Property Is Comprised Of A Good Size Lounge & Fully Fitted Kitchen With Integrated Appliances
- To The Rear Of The Property Is A Double Bedroom Which Benefits From Fitted Wardrobes
- The Property Is Serviced By A Modern Shower Room
- Development For The Over 55s
- Set Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- With The Benefit Of A Communal Garden, Communal Lounge & Additional Overnight Accommodation For Guests

**LOUNGE**

15' 11" x 9' 10" (4.85m x 3.00m)

KITCHEN

8' 6" x 6' 0" (2.60m x 1.82m)

BEDROOM ONE

10' 11" x 7' 10" (3.33m x 2.39m)

SHOWER ROOM

6' 7" x 6' 1" (2.01m x 1.85m)

TOTAL SQUARE FOOTAGE

41.0 sq.m (442 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE****ALLOCATED PARKING****COMMUNAL GARDEN****COMMUNAL LOUNGE**



ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Indesit fridge/freezer, AEG washing machine, all carpets, all curtains, all blinds and fitted wardrobes in bedroom.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. Service charge – £2,067.50 pa. Ground rent – £92.50 pa.

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.

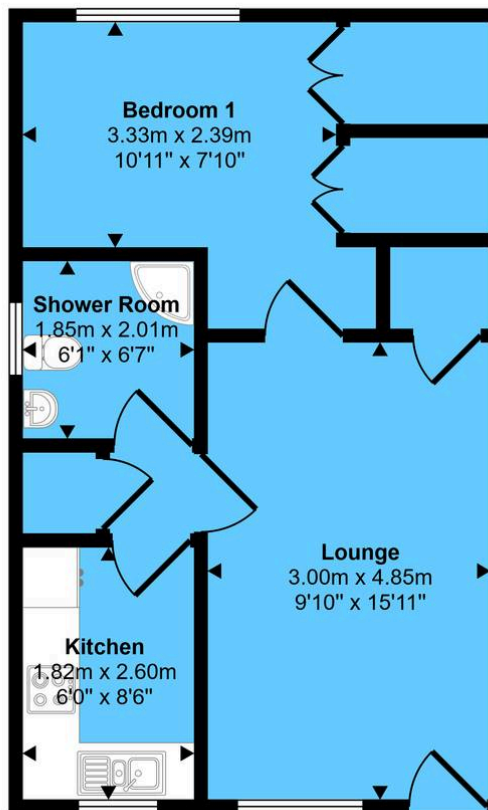
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

Approx Gross Internal Area
41 sq m / 442 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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