Four Ashes Road, Dorridge

Guide Price **£280,000**

xact HOMES

PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this delightful two bedroom ground floor retirement apartment available for over 70s only. The property is set behind a secure gated entrance and is within walking distance of all local amenities and public transport links. The apartment consists of:- a spacious living / dining room with a set of French doors opening to a private patio seating area; a fitted kitchen with integrated appliances; and two double bedrooms with fitted wardrobes, one of which is a large principal bedroom with ensuite with walk-in shower and bath. Outside the property enjoys a private South facing patio area, beautiful communal gardens with ample seating and allocated parking. The property benefits from a stylish homeowners' lounge, an in-house restaurant and 24 hour emergency call system. To view this excellent retirement apartment call Xact Homes today on 01564 777 284.

- Two Bedroom Ground Floor Apartment
- Available For Over 70s Only
- NO UPWARD CHAIN
- Living / Dining Room
- Communal Gardens
- Homeowners' Lounge
- 24 Hour Emergency Call Service
- Principal Bedroom With Ensuite
- Popular Restaurant, Open To Residents

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: E

Tenure: Leasehold

ENTRANCE HALLWAY

LIVING/DINING ROOM
11' 3" x 24' 3" (3.44m x 7.38m)

KITCHEN
6' 11" x 9' 9" (2.12m x 2.97m)

PRINCIPAL BEDROOM
11' 2" x 13' 1" (3.40m x 3.99m)

ENSUITE
10' 2" x 8' 4" (3.10m x 2.55m)

BEDROOM TWO
8' 11" x 11' 4" (2.72m x 3.45m)

BATHROOM
10' 10" x 2' 10" (3.29m x 0.86m)

TOTAL SQUARE FOOTAGE
84.0 sq.m (899 sq.ft) approx.

OUTSIDE THE PROPERTY

PRIVATE PATIO SEATING AREA

COMMUNAL GARDENS

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE
Integrated oven, Integrated hob, Extractor, Fridge/freezer, Underfloor heating, All carpets, curtains, blinds and light fittings and and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services – mains electricity and sewers. Broadband – FTTP (fibre to the premises). Service charge - £13,087.20 pa. Ground rent - nil.

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
84 sq m / 899 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.

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