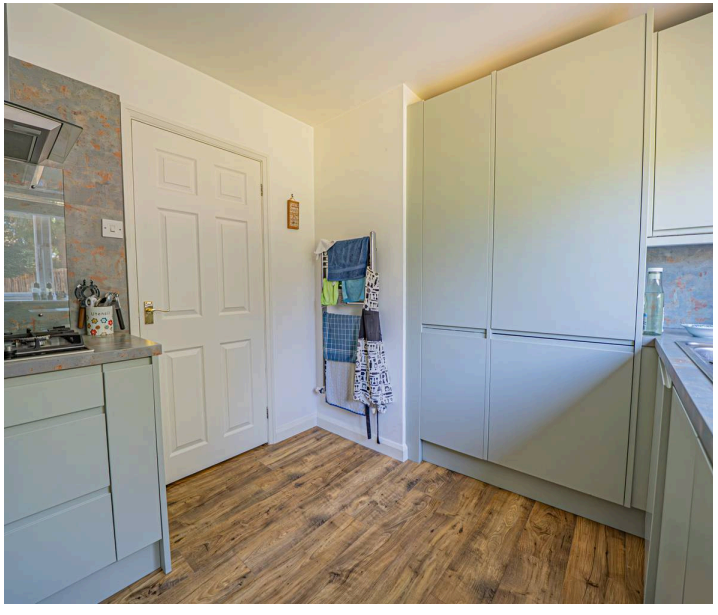
Manor Road, Dorridge

Guide Price **£240,000**

xact HOMES



PROPERTY OVERVIEW

Located in the heart of Dorridge Village, this spacious two-bedroom apartment presents an excellent opportunity for buyers seeking a well-appointed home within walking distance of local amenities and Dorridge Station.

The property is accessed via a welcoming entrance hallway, leading to a modern kitchen. The large lounge/diner is bright and airy, providing pleasant views over the communal garden and creating a relaxing environment for every-day living.

Both bedrooms are generous doubles, each designed with comfort in mind, and are serviced by a contemporary walk-in shower room. Additional features include allocated parking and a single garage (ideal for storage or secure parking).

The apartment is offered to the market with the benefit of no upward chain, making it an attractive proposition for first-time buyers, downsizers, or investors alike. For those with vehicles, there is a communal parking area available on a first come, first serve basis, in addition to the allocated parking and garage provided with the apartment.

The well-maintained gardens are perfect for outdoor gatherings or a peaceful afternoon in the sun, all within the secure and friendly environment of this sought-after development. With its prime location and excellent outdoor facilities, this apartment offers a superb balance of village living and modern convenience.

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: C

Tenure: Leasehold

- Two Bedroom Apartment Set Within The Heart Of Dorridge Village
- With Allocated Parking & A Single Garage
- Modern Kitchen & A Large Lounge/Diner With Views Over The Communal Garden
- The Property Boasts Two Double Bedrooms Which Are Both Serviced By A Walk In Shower Room
- Offered To The Market With The Benefit Of No Upward Chain
- Located In The Heart Of Dorridge Village Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer

ENTRANCE HALLWAY

LOUNGE/DINER
11' 9" x 16' 8" (3.58m x 5.08m)

KITCHEN
8' 6" x 10' 8" (2.58m x 3.26m)

BEDROOM ONE
11' 10" x 12' 1" (3.60m x 3.68m)

BEDROOM TWO
12' 2" x 8' 11" (3.70m x 2.72m)

SHOWER ROOM
5' 9" x 8' 4" (1.75m x 2.53m)

TOTAL SQUARE FOOTAGE
67.0 sq.m (717 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

GARAGE

ALLOCATED PARKING

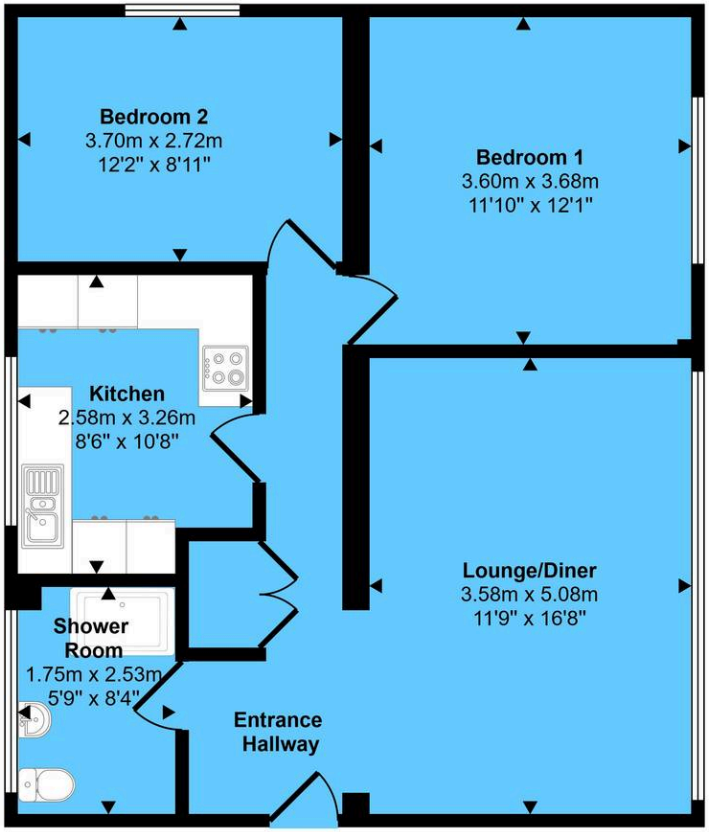
ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION
Services - water on a meter, mains gas, electricity and sewers. Service charge - £3,365.74 pa. Ground rent - £40 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
67 sq m / 717 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
1632-1636 High Street, Knowle - B93 0JU
01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk