



Arden Drive, Dorridge

Guide Price £725,000





PROPERTY OVERVIEW

This exceptional two bedroom, two bathroom ground floor apartment is situated within the prestigious Parkfields Victorian building, a property that seamlessly blends modern sophistication with an abundance of original character. Accessed via a grand communal hallway, the apartment immediately impresses with its spacious layout and elegant period features. The large reception room boasts soaring 15 foot ceilings, a striking feature fireplace, and a bay window that floods the space with natural light while offering views of the beautifully maintained communal grounds. The dual aspect breakfast kitchen is a true focal point, complete with French doors, fully integrated appliances, and a substantial feature island topped with marble style worktops, creating a perfect environment for both every-day living and entertaining. The principal suite provides a tranquil retreat, featuring a fully fitted dressing room with ample storage and a contemporary en-suite bathroom with a walk in shower. The second bedroom is a versatile space, currently utilised as a study and art studio, and benefits from its own modern en-suite shower room, making it ideal for guests or multi-purpose use. A separate guest WC adds further convenience for residents and visitors alike.





This property also benefits from the security and peace of mind provided by a share of the freehold (a significant advantage for long term ownership). The apartment is ideally located within walking distance of Dorridge Station, offering excellent transport links, as well as the wide range of amenities available in Dorridge Village, including shops, cafes, and restaurants. The long, tree lined driveway leading up to the building enhances the sense of privacy and exclusivity, while the impressive Victorian architecture is complemented by the modernised interiors, ensuring that the property retains its timeless appeal. With its combination of grand proportions, contemporary finishes, and enviable location, this apartment presents a rare opportunity to acquire a unique home within one of Dorridge's most sought after addresses. Viewing is highly recommended to fully appreciate the quality and character on offer.

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: Share of Freehold

- Two Bedroom, Two Bathroom Ground Floor Apartment Which Has Been Modernised Throughout With A Plethora Of Character
- Located In The Prestigious Parkfields Victorian Building Set Adjacent To Dorridge Park Behind A Long Tree Lined Driveway
- Accessed Via The Grand Hallway The Property Is Comprised Of A Large Reception Room With 15foot Ceilings, A Feature Fireplace & Bay Window Overlooking The Communal Grounds
- The Dual Aspect Breakfast Kitchen Features French Doors Onto The Gardens, Fully Integrated Appliances & A Large Feature Island With Marble Style Worktops
- The Principal Suite Affords A Fully Fitted Dressing Room With Ample Storage & A Modern En-Suite With A Walk In Shower
- The Second Bedroom Is A Versatile Room & Currently Used As A Study / Art Studio. Also Benefiting From A En-Suite Shower Room
- The Property Also Has The Benefit Of A Separate Guest WC
- With The Security Of A Share Of The Freehold
- Set Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer



HALLWAY

WC

RECEPTION ROOM

27' 3" x 17' 4" (8.31m x 5.28m)

BREAKFAST KITCHEN

12' 9" x 16' 10" (3.88m x 5.14m)

PRINCIPAL SUITE

13' 4" x 10' 6" (4.06m x 3.19m)

DRESSING ROOM

7' 11" x 12' 7" (2.41m x 3.83m)

ENSUITE

5' 8" x 6' 1" (1.73m x 1.85m)

BEDROOM TWO

7' 3" x 9' 9" (2.20m x 2.96m)

ENSUITE

6' 8" x 2' 5" (2.04m x 0.73m)

OUTSIDE THE PROPERTY

GARAGE

8' 9" x 15' 11" (2.67m x 4.84m)

GREENHOUSE

5' 10" x 7' 10" (1.77m x 2.39m)

TOTAL SQUARE FOOTAGE

124.0 sq.m (1339 sq.ft) approx.



ALLOCATED PARKING

BEAUTIFUL MAINTAINED COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Bosch Integrated oven, AEG Integrated hob, Bosch Extractor, Bosch Microwave, Neff Fridge, Bosch Freezer, Neff Fridge/freezer, Bosch Dishwasher, Bosch Washing machine, Baumatic Tumble dryer, Underfloor heating (electric part), Garden shed, Greenhouse, All carpets, Curtains, Blinds and light fittings, CCTV and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

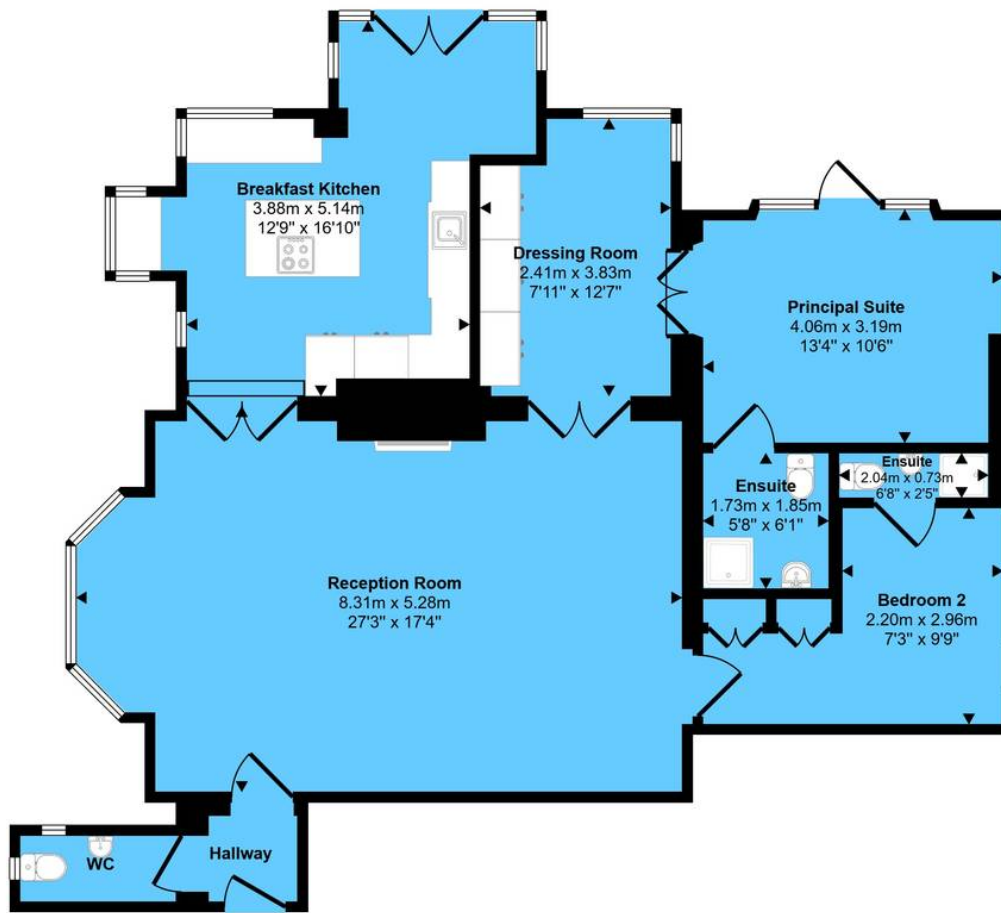
Services – mains gas, electricity and sewers. Loft space – boarded. Service charge – £3,660 pa. Ground rent – nil.

INFORMATION FOR POTENTIAL BUYERS

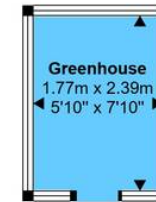
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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.



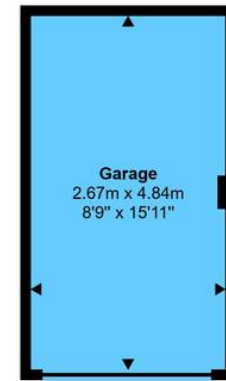
Approx Gross Internal Area
124 sq m / 1339 sq ft



Floorplan
Approx 107 sq m / 1154 sq ft



Outbuilding
Approx 4 sq m / 45 sq ft



Garage
Approx 13 sq m / 139 sq ft

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

xact
HOMES

