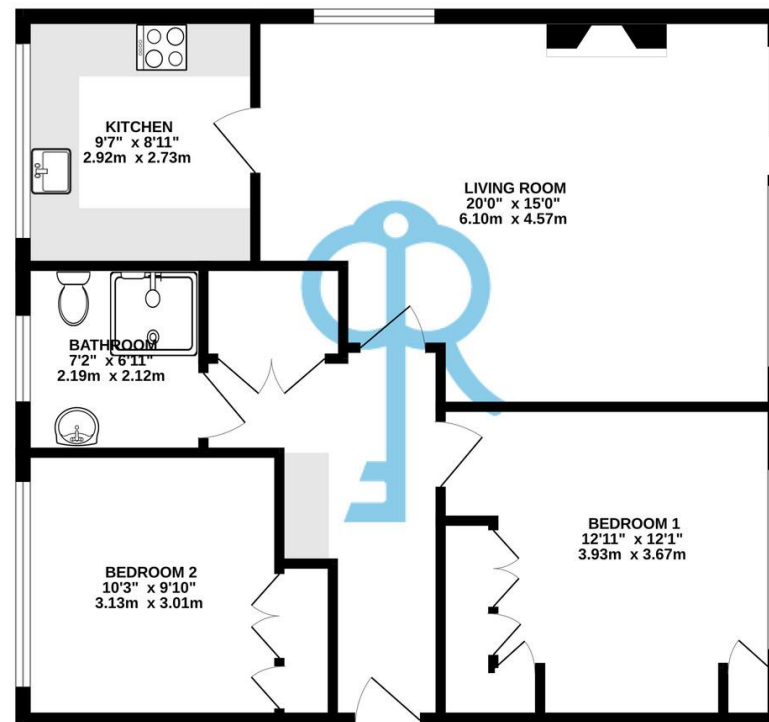




Floorplan Layout

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Dorchester Court, Dorchester Road, Solihull, B91 1LL

Asking Price Of £270,000

- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Lounge with Feature Fireplace
- Garage
- No Upward Chain
- Feature Patio Area





Dorchester Court, Solihull, B91 1LL

Asking Price Of £270,000

Property Description

A spacious two double bedroom ground floor apartment situated in a highly sought after convenient location within walking distance of Solihull Town Centre, railway station, sports and leisure centre and Waitrose. The property offers both gas central heating and double glazing. The well-proportioned living area briefly comprises; communal reception hall with security intercom, entrance hall with good storage, large lounge/diner with feature fireplace and access to own patio area, fully fitted kitchen with integrated appliances, two double bedrooms with wardrobes and storage, wet room/wc, pleasant neat communal lawned gardens, garage en-bloc with a space to park in front. Viewing essential. No upward chain.

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.



COMMUNAL ENTRANCE HALL With security intercom system.

RECEPTION HALL A welcoming L-shaped hallway with ample built-in storage.

LOUNGE/DINING ROOM A light and spacious lounge/dining room with granite effect feature fireplace with living flame effect feature heater, double glazed patio doors to rear with pleasant garden views.

KITCHEN Fully fitted base and wall cupboard units, integral sink, electric hob, extractor hood, oven and grill, built in appliances.

MASTER BEDROOM A generous sized double bedroom with plenty of fitted wardrobes, cupboard units and drawers, looking out on pleasant garden views.

BEDROOM TWO A good sized second bedroom with a built-in wardrobe.

WET ROOM/WC Gas powered shower, vanity sink unit and low level flush wc.

PATIO AREA Paved with little private flower border and pleasant views across lawned communal garden.

GARAGE EN-BLOC & PARKING AREA

Length of Lease: 125 years (at 2026)

Service Charge: £1,703 p.a. (including the garage)

Ground Rent: Peppercorn



To book a viewing of this property:

Email info@ruxtonproperty.co.uk

Call +44 (0)121 704 0100

