



**10 Winster Avenue, B93 8ST**  
Sale Price of £210,000



**Love  
Property Co.**

## 10 Winster Avenue, Dorridge, Solihull, B93 8ST

Tenure – Freehold  
EPC Rating - C  
Council Tax Band - C

Love Property Co are pleased to offer this rare to market freehold, one- double bedroom semi-detached property that is ideal for first time buyers, downsizers, or as an investment property.

This Recently repainted throughout modern looking home has two parking spaces to the front of the property for easy access.

As you enter the property there is a hallway (with adjoining cloakroom) that opens onto a lounge / dining room with large windows.

This, in turn, leads onto a fitted kitchen with appliances. Upstairs, there is a generous sized double bedroom (with built in storage) and bathroom with shower over bath.

The property's location next to Conker Lane makes it is a short walk to Dorridge Village.

### Property location

The property is a short walk from Dorridge, a picturesque village with excellent local schools and a wide range of local amenities (including doctors, Sainsbury's superstore and a wide range of sports facilities).



## PROPERTY MEASUREMENTS:

### LOUNGE/DINER

10' 8" x 11' 3" (3.24m x 3.42m)

### KITCHEN

10' 8" x 8' 10" (3.24m x 2.68m)

### BEDROOM

10' 8" x 11' 3" (3.24m x 3.42m)

### BATHROOM

7' 8" x 5' 9" (2.33m x 1.74m)

### TOTAL SQUARE FOOTAGE

471.7 sq. feet (43.8 sq. meters) approx.

Dorridge adjoins greenbelt countryside while also having excellent transport links. The village has a train station on the Chiltern train line from Birmingham to London (via Warwick, Leamington and Banbury) and is less than two miles from the M40 and M42 (which link to the M1, M5 and M6). Birmingham International Airport and Train Station and the NEC are also within easy access.

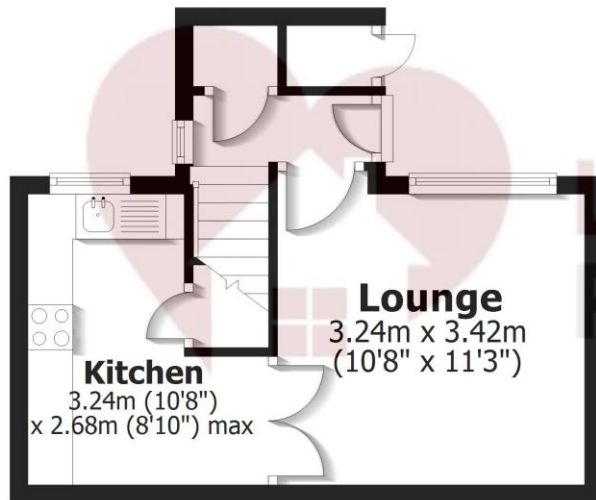


### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

## Ground Floor

Approx. 23.7 sq. metres (255.5 sq. feet)



## First Floor

Approx. 20.1 sq. metres (216.2 sq. feet)



Total area: approx. 43.8 sq. metres (471.7 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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