



smarthomes

## Dorchester Gate

Dorchester Road, Solihull, B91 1LJ

- Beautifully Presented Ground Floor Apartment
- Two Double Bedrooms
- En Suite & Bathroom
- No Upward Chain

**Fixed Price £350,000**

EPC Rating 78

Current Council Tax Band - D







## Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. This highly regarded schooling district is complemented by easy access to Solihull Hospital, Jaguar Land Rover and Solihull Train Station with commuter services to Birmingham City Centre and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway with links to M40, M6 & M5, NEC Arena, Resorts World and Birmingham International Airport & Train Station.

The property is set back from the road behind automated gates leading to allocated parking and secure intercom leading into





### **Communal Reception Hall**

Having lift to all floors and inner doorway leading to apartment 2

### **Spacious Entrance Hall**

With inset downlighters, ceiling smoke alarm, central heating, radiator, coving to ceiling, doors to built-in storage cupboard housing the central heating boiler and doors leading off to

### **Double Aspect Lounge Diner**

17' 0" x 17' 9" (5.18m x 5.41m) Being double aspect with double glazed French doors to rear communal gardens, double glazed window to side, two central heating radiators and two ceiling light points



### **Modern Kitchen Breakfast Room**

17' 0" x 9' 7" (5.18m x 2.92m) Being fitted with a range of wall and base units with complementary work surfaces, concealed lighting to wall units, sink and drainer unit with hot tap, four ring Bosch ceramic hob set below combination light and extractor, integrated Bosch microwave oven, housing for fridge freezer, integrated washing machine, slim line dishwasher, tiling to flooring, central heating radiator, ceiling light point and inset down lighters



### **Master Bedroom**

10' 10" into wardrobe x 13' 10" (3.3m x 4.22m) With double aspect double glazed windows, double glazed French doors leading to Juliet balcony, central heating radiator, fitted wardrobes and hot boxes, ceiling light point, bedside tables and additional double built-in wardrobe

### **En Suite Shower Room**

Being fitted with a white suite comprising of; low flush WC, floating Porcelanosa wash hand basin with waterfall mixer tap and large shower enclosure with body jets, built-in airing cupboard housing the Worcester central heating boiler, complementary tiling to walls and floor, obscure double glazed window and ceiling light point.

### **Bedroom Two to Side**

11' 3" x 9' 5" (3.43m x 2.87m) With double glazed window to side elevation, double fitted wardrobes, radiator and ceiling light point







**Family Bathroom**

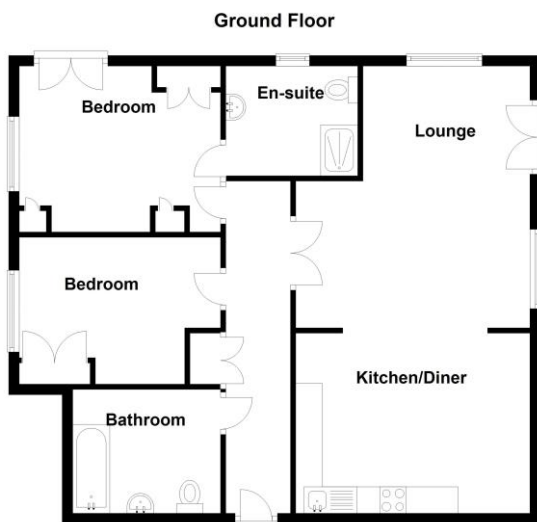
Being fitted with a three piece white suite comprising; panelled bath with shower over, low flush WC and pedestal wash hand basin, tiling to floors and water prone areas, electric shaver point, central heating radiator, ceiling extractor and ceiling light point.

**Outside**

There are communal gardens and communal seating areas, secure gate leading out to Blossomfield Road and automated electric gates and pedestrian gate leading out to Dorchester Road. There are two allocated parking spaces; one being underground and there is one allocated storage box.

**Tenure**

We are advised by the vendor that the property is leasehold with approx. 984 years remaining on the lease, a service charge of approx. £1,328 per annum inclusive of ground rent but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.