Bartleys
Estate Agents









Apartment 3, Chadwick House, 456 Station Road, Dorridge B93 8EX

Price Guide £260,000

- Luxury Ground Floor Apartment
- Two Double Bedrooms
- Ensuite & Family Bathroom
- Balcony & Secure Parking
- No Chain
- Energy Efficiency Rating - C

0121 709 3300

Email: info@bartleys-uk.com
Web: www.bartleys-uk.com

Apartment 3, Chadwick House, 456 Station Road, Dorridge B93 8EX

A luxurious ground floor apartment that has two spacious double bedrooms, ensuite and main bathroom with underground parking & store. There is direct access from the car park to the foyer of Chadwick House and the main front door is located off Station Road secured by an intercom system. The accommodation briefly comprises entrance hall, lounge & open plan fully fitted kitchen, two double bedrooms with ensuite & main bathroom. There is a wrap-around balcony that can be accessed from the lounge & master bedroom.

APPROACH
This beautiful ground floor apartment is accessed via a gated entrance with lift access and stairs to the ground floor where Apartment 3 is located. The property benefits from secure, allocated, underground parking.



ENTRANCE HALL
Ceiling spotlights, single panel radiator, security intercom, doors radiating off to all rooms and a cupboard concealing the hot water cylinder.

OPEN PLAN KITCHEN / LOUNGE / DINER
11' 10" (3.6M) X 11' 2" (3.4M)
TV aerial point, double panel radiator, two wall light points, ceiling light point, UPVC double glazed French doors to the balcony.



KITCHEN AREA
10' 10" (3.3M) X 6' 11" (2.1M)
Fitted with a range of modern, white wall and base units with granite effect rolltop worksurfaces and upstands, integrated appliances that include an AEG induction hob, oven and microwave, electric extractor fan, Electrolux fridge/freezer and Electrolux dishwasher, space and plumbing for a Hotpoint Ultima 9640 automatic washing machine (included in the Sale price), ceramic tiled floor, ceiling spotlights, single panel radiator.



BEDROOM ONE
10' 2" (3.1M) X 9' 2" (2.8M)
Ceiling light point, double panel radiator, built-in wardrobe, cupboard housing the combi boiler, UPVC double glazed French doors to the balcony and door to:-



ENSUITE
Luxury ensuite comprising large shower enclosure with thermostatic shower unit, hand wash basin, low-level flush WC, complementary ceramic tiling to walls and floor, towel radiator, extractor fan, ceiling spotlights.

BEDROOM TWO
10' 10" (3.3M) X 9' 2" (2.8M)
Double panel radiator, ceiling light point, built-in wardrobe, UPVC double glazed windows to the rear aspect.

BATHROOM
Modern bathroom suite comprising low level flush WC, hand wash basin, panelled bath with shower screen and shower attachment, complementary ceramic tiling to walls and floor, extractor fan, ceiling spotlights.



OUTSIDE
The property benefits from a large balcony that provides an outside dining area which is accessed from the lounge and master bedroom

PARKING
The property has allocated, secure, underground parking.

ADDITIONAL STORAGE
Adjacent to the allocated parking is a secure underground storage cupboard.

TENURE
We have been advised by the Vendors that the property is Leasehold. The 125 years Lease commenced on 31st March 2006. This is subject to verification by your Solicitor.

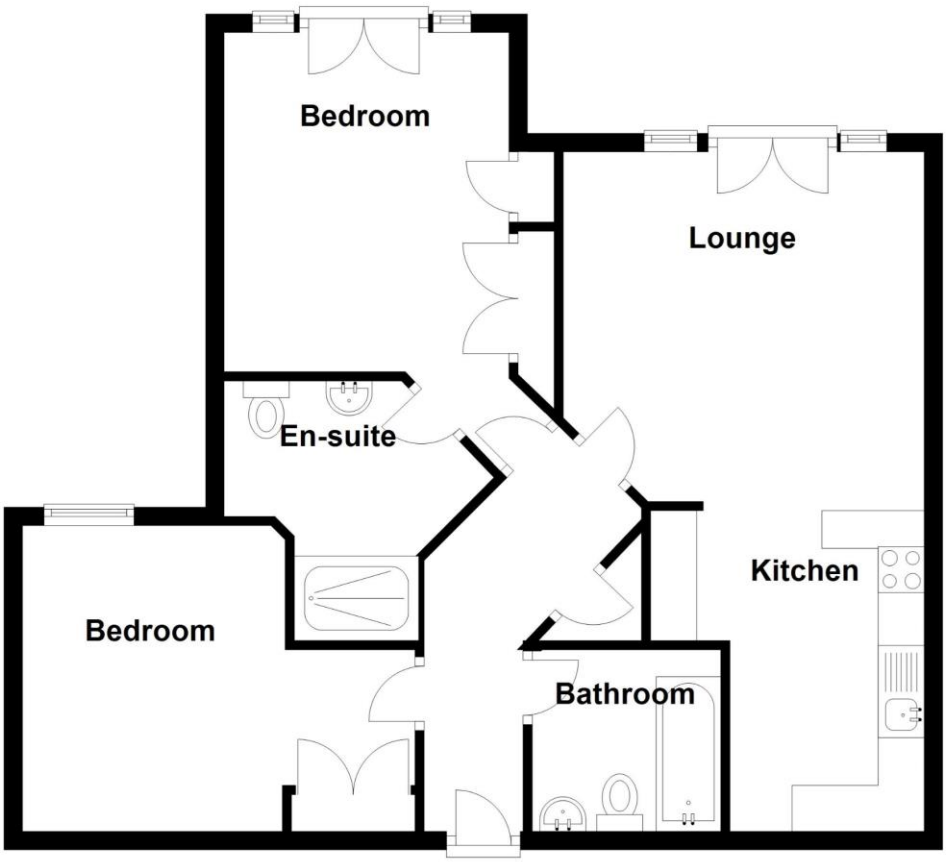


GROUND RENT
We have been advised by the Vendors that the Ground Rent is £250 per annum. This is subject to verification by your Solicitor.

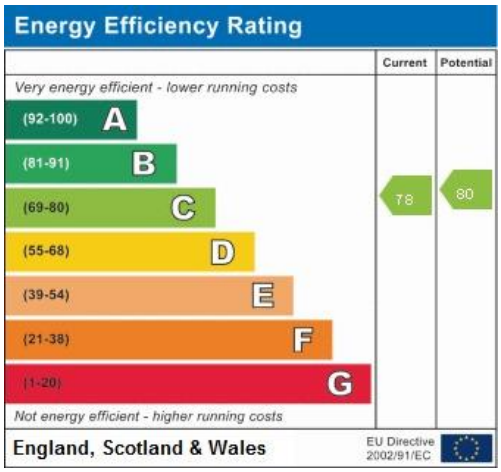
SERVICE CHARGE
We have been advised by the Vendors that the Service Charge is £1,166.30 per 6 months payable on 1st March and 1st September of each year. The Service Charge covers the maintenance of the grounds, lift and communal areas. This is subject to verification by your Solicitor.

Ground Floor

Approx. 67.4 sq. metres (725.2 sq. feet)



Total area: approx. 67.4 sq. metres (725.2 sq. feet)



Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

Zoopla.co.uk
Find a Property.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman SALES
OFT Approved code
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