



DM&Co.
— SALES & LETTINGS —

**The Willows
Apartment 6
37 Avenue Road
Dorridge, B93 8LA**

A spacious two bedroom first floor apartment enviably located within the Dorridge golden triangle and therefore has access to the local amenities, including the Train Station, Doctor's surgery, Sainsbury's and the Pharmacy, all within walking distance. This is a fantastic opportunity for downsizers.



DETAILS

Situated within the prestigious Dorridge golden triangle, Apartment 6 The Willows offers a spacious and well-appointed two-bedroom first-floor apartment. Boasting a prime location, this property provides easy access to a range of local amenities. The apartment features a lift, ensuring convenient access to the first-floor residence.

You are welcomed into a large hallway with security intercom and two useful storage cupboards. The large living room is to the rear and is flooded with natural light and has the most wonderful views from the Juliet balcony over the communal garden. The property also benefits from a breakfast kitchen which offers integrated appliances and space for informal dining.

The principal bedroom features an en-suite, adding a touch of luxury and privacy. The second double bedroom provides ample space for guests or family members.



OUTSIDE

Residents of The Willows can enjoy the delightful communal gardens, providing a serene outdoor retreat.

Additionally, the property offers the convenience of underground parking, ensuring secure and accessible parking facilities.



GENERAL INFORMATION

Planning Permission & Building Regulations:

It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Tenure: Leasehold. 125 year Lease from 2005. The Ground Rent is £250.00 per annum with Maintenance Charges of £4,400 per annum, paid quarterly.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

Council Tax Band: F

OTHER SERVICES

DM & Co. Homes are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101, Option 2.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

FEATURES

- Large Two Bedroom First Floor Apartment
- Lift
- Lounge
- Breakfast Kitchen
- Principal Bedroom & En-Suite
- Second Double Bedroom
- Delightful Communal Gardens
- Underground Parking
- Few Minutes From Dorridge Village Centre
- No Upward Chain

SIZE

Total - 1300.10 sq ft

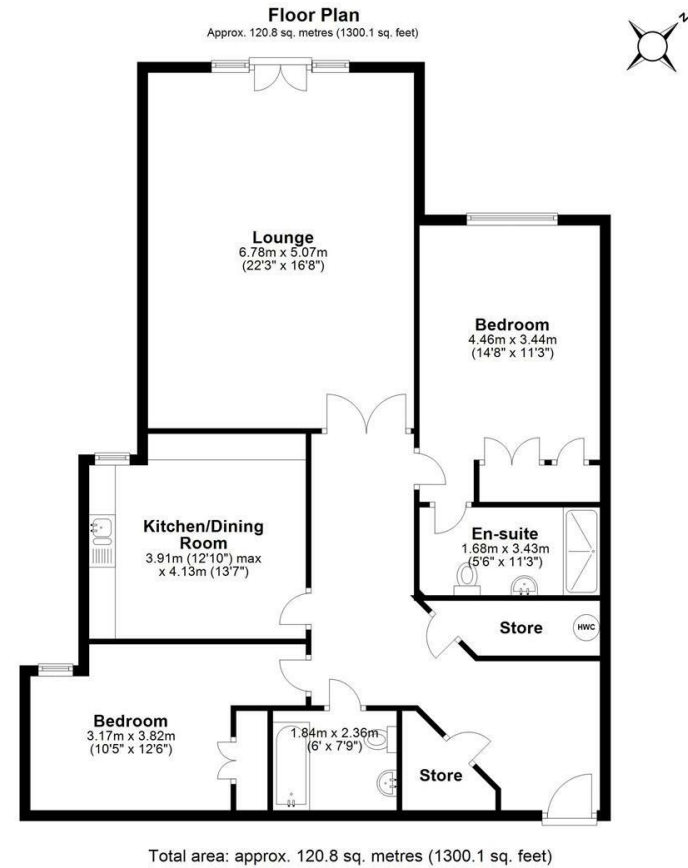
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

📞 01564 777 314

@ dorridge@dmandcohomes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	85
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			