



DM&Co.
— SALES & LETTINGS —

**Flat 12 Cavendish Court
32 Avenue Road
Dorridge, B93 8LD**

A spacious two bedroom ground floor apartment for over 55's. This property is set 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

This ideally located property is accessed via a communal entrance and benefits from spacious accommodation throughout. Upon entering the property you have a useful hallway with a storage cupboard. To the right is a large lounge flooded with natural light, with French doors opening to a small seating area overlooking the well-maintained communal gardens. The property also benefits from a breakfast kitchen, a large principal bedroom with en-suite, a second double bedroom and a family bathroom.

OUTSIDE

The property is set behind communal entrance gates and has allocated parking as well as visitor parking. The apartment has a small patio area perfect for a bistro table and chairs and garden pots, with the added benefit of delightful communal gardens.





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 with 66 years remaining on the Lease. Ground Rent of £200.00 per annum. Service Charge is £3,023.38 per annum.

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

Local Authority: Solihull Metropolitan Borough Council.

Council Tax Band: E.

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 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.

FEATURES

- Two Bedroom Ground Floor Retirement Apartment
- Lounge
- Breakfast Kitchen
- Principal Bedroom & En-Suite
- Second Double Bedroom
- Patio Area
- Delightful Communal Gardens
- Allocated Parking
- Few Minutes From Dorridge Village Centre
- No Upward Chain

SIZE

Total - 943.00 sq ft

VIEWING

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

📞 0121 775 0101 Option 1.

@ dorridge@dmandcohomes.co.uk

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Floor Plan

Approx. 87.6 sq. metres (943.0 sq. feet)



Total area: approx. 87.6 sq. metres (943.0 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area and are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

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		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	