



DM&Co.
— SALES & LETTINGS —

456 Station Road
Dorridge B93 8EX

Modern First Floor 2-Bedroom Apartment
Within Walking Distance To Dorridge Train
Station & With BILLS INCLUDED! Available
NOW On A Part Furnished Basis.



DETAILS

This stunning 2-bedroom apartment is available NOW on a part furnished basis with **BILLS INCLUDED!**

Entrance to the apartment is via a secure communal entrance with stairs or lift access to the apartment.

Entering into the apartment, you are welcomed by a hallway with two spacious storage cupboards & access to the modern kitchen which has integrated appliances.

The lounge overlooks the communal gardens & has floor to ceiling windows which allows floods of light in.

Further down the hallway, there is a double bedroom with a built in wardrobe & a family bathroom.

The main bedroom features an en suite shower room & wall through wardrobe space.

Solihull Council Tax Band - E

OUTSIDE

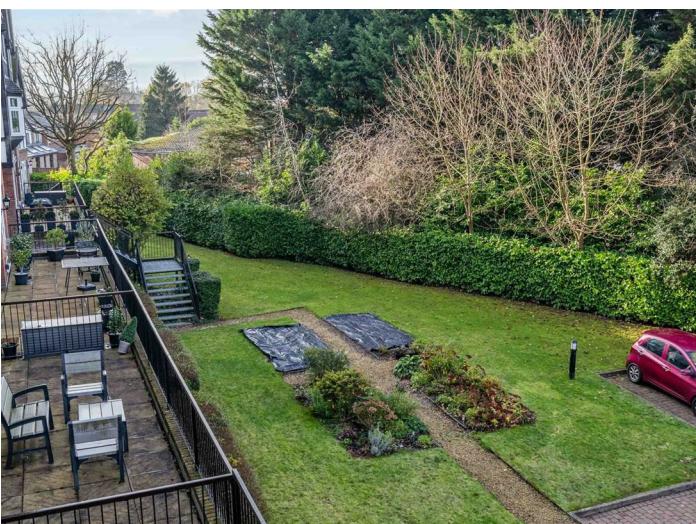
This apartment is located in the heart of Dorridge, a short walk from Dorridge Station and the local village shops. It sits within the Solihull area, offering convenient access to nearby amenities and transport links.

There are also beautifully maintained communal gardens which are perfect to enjoy during the summer months.

This apartment benefits from gated, underground parking for one car.

VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email lettings@dmcohomes.co.uk



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 89%

Vodafone - 89%

3 - 66%

O2 - 78%

Broadband Availability -

Openreach, CityFibre

Broadband Type -

Standard 14 Mbps (Highest available download speed) - 1 Mbps (Highest available upload speed)

Superfast 80 Mbps (Highest available download speed) - 20 Mbps (Highest available upload speed)

Ultrafast 1000 Mbps (Highest available download speed) - 1000 Mbps (Highest available upload speed)

Very Low Flood Risk

OTHER SERVICES

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

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

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

- Modern 2-Bedroom Apartment With BILLS INCLUDED
- Spacious Living Area
- Separate Kitchen With Appliances
- Two Double Bedrooms
- Main Bedroom With En Suite Shower Room
- Lift Access To Apartment
- One Allocated Parking Space
- Holding Deposit - £369.00
- Security Deposit - £1846.15
- Available NOW On A Part Furnished Basis

VIEWING

Book a viewing with Sole Agents DM & Co.

Premium by phone or email:

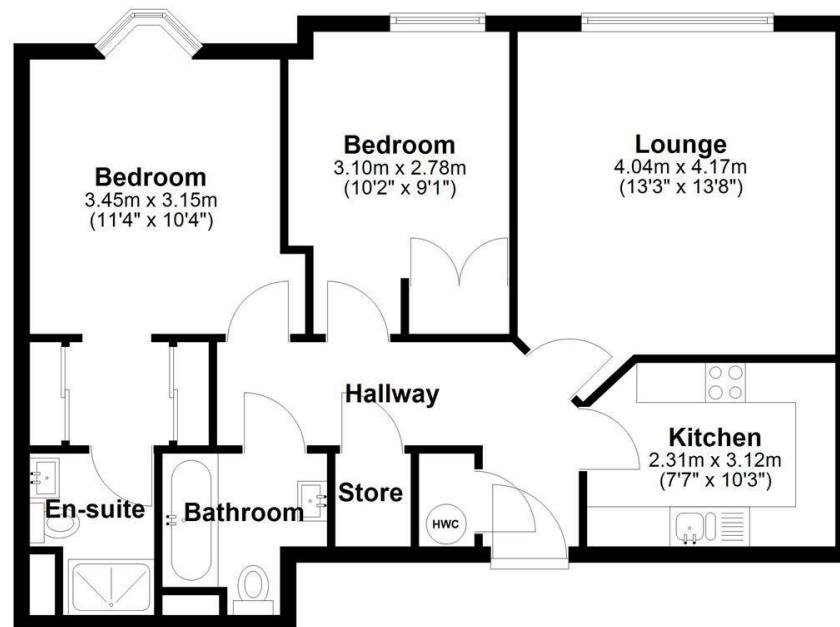
 0121 775 0101

 lettings@dmandcohomes.co.uk

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Floor Plan

Approx. 66.9 sq. metres (720.5 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 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 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	