



Apt 6 The Willows, B93 8LA
Sale Price of £485,000



Love
Property Co.

Apt 6 The Willows, 37 Avenue Road, Dorridge, Solihull, B93 8LA

Tenure – Leasehold with 103 Years Remaining
EPC Rating – B
Council Tax Band - F

Love Property Co are pleased to offer this luxury 1307.4 sq. feet (121.5 sq. metres) spacious two double bedroom first floor apartment located within the Dorridge golden triangle and having access to the local amenities, including the Train Station, Doctor's surgery, Sainsbury's and the Pharmacy, all within walking distance.

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 also features a lift, ensuring convenient access to the first-floor residence. Upon Entering the property 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.



PROPERTY MEASUREMENTS:

LOUNGE/DINING

16' 7" X 22' 3" (5.06m x 6.77m)

BREAKFAST KITCHEN

13' 6" x 13' 6" (4.12m x 3.90m)

BEDROOM ONE

11' 8" x 16' 11" (3.55m x 5.15m)

ENSUITE

11' 8" x 5' 6" (3.55m x 1.68m)

BEDROOM TWO

17' 3" x 10' 5" (5.26m x 3.17m)

FAMILY BATHROOM

7' 9" x 6' 3" (2.36m x 1.91m)

TOTAL SQUARE FOOTAGE

Total floor area: 1307.4 sq. ft. approx. (121.5 sq. metres.)

Tenure: Leasehold. 125 year Lease from 2005. The Ground Rent is £250.00 per annum with Maintenance Charges of £6,400 per annum, paid quarterly.

Local Authority: Solihull Metropolitan Borough Council.

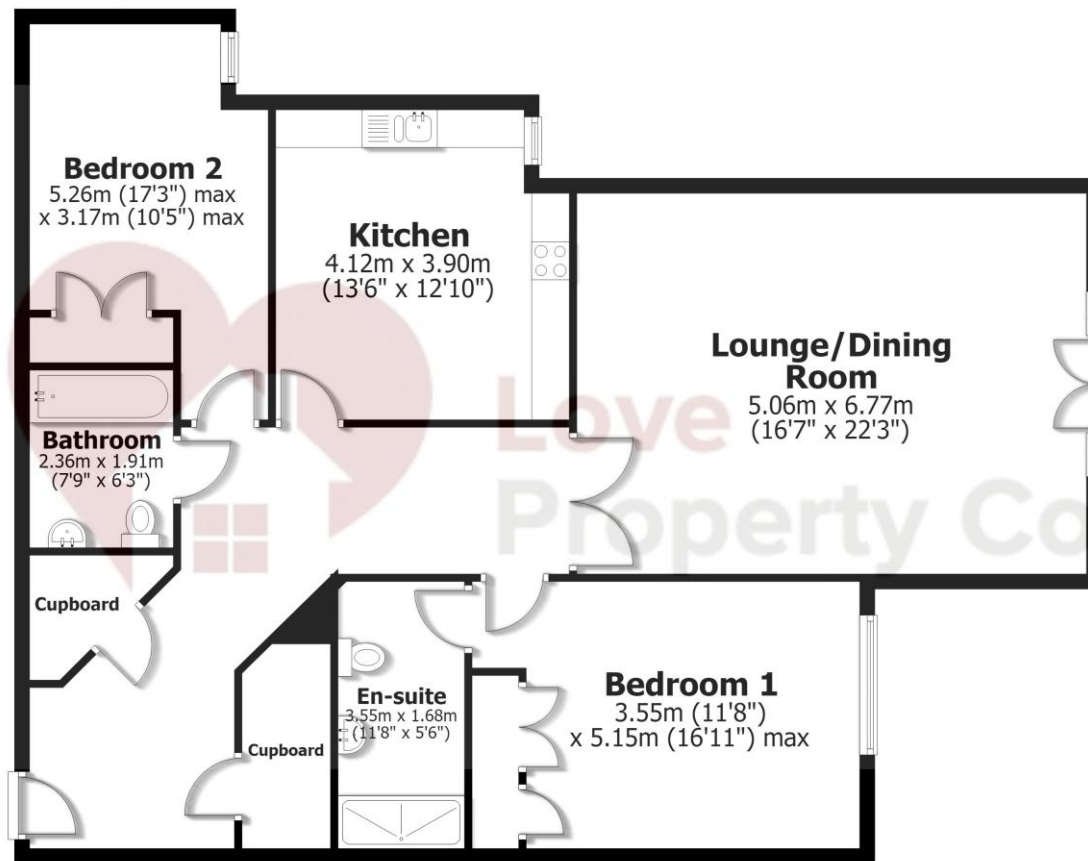
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Floor Plan

Approx. 121.5 sq. metres (1307.4 sq. feet)



Total area: approx. 121.5 sq. metres (1307.4 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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