

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St Philips Place,

Manor Road, Dorridge, Solihull, B93 8DX

Guide Price £500,000



Council Tax: D





# Apt 6 St Philips Place,

Manor Road, Dorridge, Solihull, B93 8DX

## Guide Price £500,000



### St Philips Place comprises in further detail

The apartment is approached via a residents carpark with two allocated spaces, and a secure main entrance door opening to a communal hallway with metre cupboard, stairwell and lift. The apartment is situated on the second floor, with a communal landing with automated lighting and main entrance door opening to:

#### Entrance Hallway

Feature sky light, two ceiling light points, intercom system and doors to:

#### Utility Cupboard

Automated light, wall mounted boiler, work surface and undercounter space and plumbing for washing machine and tumble dryer.

#### Living Room

19'6" x 12'7" (5.94m x 3.84m)

Two skylights, French doors opening to balcony to rear aspect, ceiling light point, inset gas fireplace and storage cupboard.

#### Breakfast Kitchen

12'9" into dormer x 9'7" (3.89m into dormer x 2.92m)

Dormer window to rear aspect, ceiling spot lights, wood effect flooring and fitted kitchen comprising of: wall, drawer and base units with work surfaces over, inset one and half bowl sink with mixer tap over and integral drainer to work surface, integrated dishwasher, double oven, fridge / freezer and electric hob.

#### Principle Bedroom

21'8" x 12'7" (6.60m x 3.84m )

Window to front aspect, two skylights, ceiling light point, ceiling spot light, bedroom area and living area with range of built-in cupboards and wardrobe, and doors to:

#### Dressing Room / Office

8'00" x 11'22" (2.44m x 3.35m)

Skylight to side aspect, ceiling light point, built-in wardrobes and cupboards, including vanity / desk area.

#### Ensuite Shower Room

5'5" x 6'7" (1.65m x 2.01m)

Ceiling spot lights, fully tiled walls and floor, low level flush w.c., wall mounted wash hand basin with mixer tap over and storage drawer below, chrome heated towel rail and enclosed shower cubicle with wall mounted shower and glass sliding door.

#### Bedroom Two

12'1" into dormer x 13'5" (3.68m into dormer x 4.09m )

Dormer window to side aspect, ceiling light point and range of built-in wardrobes.

#### Family Bathroom

4'2" x 9'7" into recess (1.27m x 2.92m into recess )

Ceiling spot lights, fully tiled walls and floor, low level flush w.c., pedestal wash hand basin with mixer tap, panelled bath with mixer tap and chrome heated towel rail.

#### Outside

##### Balcony

French doors open from the living area onto balcony with chrome balustrade with glass fitting, glass privacy screens to sides, tiled flooring and wall mounted light.

#### Communal Garden

Accessed via secure gated side entry with paved pathway leading to a lawn with planted borders to sides and summer house with French doors with windows to sides.

#### Lease:

Years Remaining: 993 (999 years from 2017)

Service Charge: £2,217.00 per annum

Ground Rent: nil

The vendor has provided Hunters with this information, and we advise any buyer to obtain confirmation of the same by their solicitor.

#### Agent Notes:

1. The vendor informs Hunters that they benefit from a share of the Freehold for the development.

2. The vendor informs Hunters that the apartment benefits from two allocated parking spaces.

3. The apartment is within close proximity to St Philips Church, Dorridge.

4. The Dorridge railway line is within close proximity of the apartment.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

### TENURE

The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their Solicitor or Surveyor prior to committing to purchase the property.

### COUNCIL TAX BAND

The vendor has informed Hunters Knowle that the property is located within the Borough of Solihull and is Band E.

### SERVICES

Hunters Knowle understands from the vendor that all mains drains, gas, electricity and water are connected to the property,

however we have not obtained verification of this information. Any interested parties should obtain verification on this information via their Solicitor or Surveyor prior to committing to purchase the property.

### FIXTURES & FITTINGS

Only those items mentioned in the sales particulars will be included in the sale of the property.

### REFERRAL FEES

Hunters Knowle would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### GENERAL INFORMATION

These particulars are intended to give a fair and reliable description of the property, however no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an

offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas central / electrical heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off / disconnected / drained appliances. All measurements in our particulars are approximate.



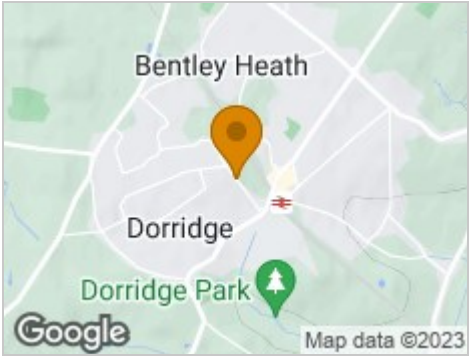
Road Map



Hybrid Map



Terrain Map



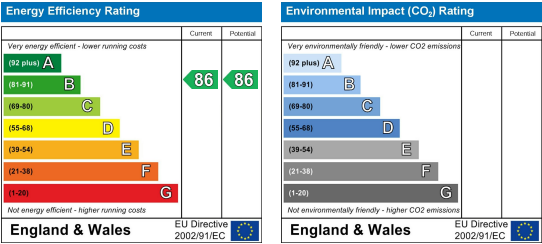
Floor Plan



Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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