

Horton & Senate



7 Boningale Way, Dorridge, Solihull, B93 8SF

£784,950

- NO CHAIN
- Lounge
- Utility
- Popular Location
- 4 Bedrooms
- Dining Room
- Detached Double Garage
- Ensuite
- Breakfast Kitchen
- Conservatory

49a Station Road, Knowle, Solihull, West Midlands, B93 0HN
01564 773200

info@senateproperty.co.uk

7 Boningale Way, Solihull B93 8SF

A fantastic opportunity to purchase a four double bedroom detached home in Dorridge with NO ONWARD CHAIN. There is a detached double garage, lounge, dining room, breakfast kitchen, guest wc, conservatory, family bathroom and space to extend subject to planning permission. This is a unique opportunity and ideal for someone who is looking to move into the area with the benefit of not being in a chain.

4

2

2

Council Tax Band:



Approach

Via a large driveway with Afro parking for multiple vehicles, there is a fore garden and double detached garage

Ground floor

Entrance hall

The large welcoming entrance hall has stairs leading to the first floor a central heating radiator built in storage cupboard and doors leading to the ground floor rooms

Lounge

This is a bright jewel aspect lounge with a double glazed bow window to the front elevation and double glaze patio doors to the rear elevation leading onto the rear garden. There is a gas fire with feature fireplace and two radiators.

Dining room

The dining room has space for a large dining table, a radiator bay window to the rear elevation and the door leading to the kitchen

Kitchen

This modern Kitchen comprises of arrange of modern wall and floor base units with granite worksurface over and a standalone island. There is an inbuilt double oven with five ring gas hob over, there are appliances to include an integrated dishwasher and in the utility area there is space for a washing machine and a fridge freezer.

Conservatory

There is a tiled floor, a central heating radiator and multiple doors leading to the rear garden.

Wc

Comprising of a WC, sink, central heating radiator and a double glazed window to the front elevation

First floor

Landing

I spacious landing providing access to the four double bedrooms, an airing cupboard, access to the loft and double glaze window to the front elevation

Bedroom one

The principal bedroom has a range of built-in wardrobes central heating radiator double glaze window to the front elevation and a door leading to the ensuite shower room

Ensuite

The suite comprises of an enclosed shower, low-level WC and sink with vanity unit under and two double glazed windows

Bedroom two

A double bedroom with a radiator and a double glaze window overlooking the rear garden

Bedroom three

Double bedroom with a range of built-in wardrobes, radiator and a double window overlooking the rear garden

Bedroom four

A double bedroom with a radiator and a double glazed window to the front elevation

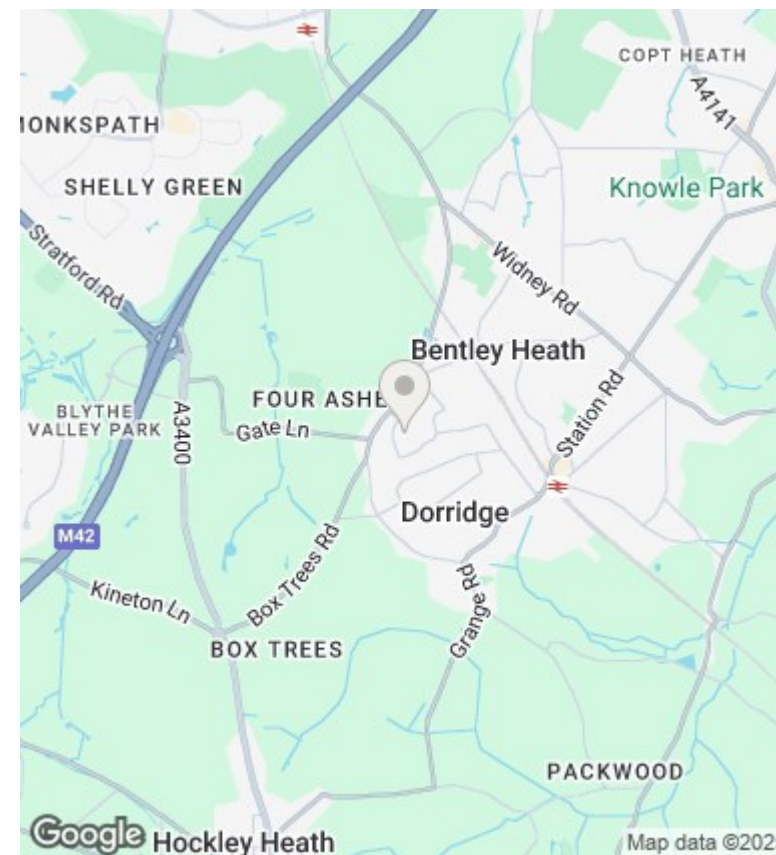
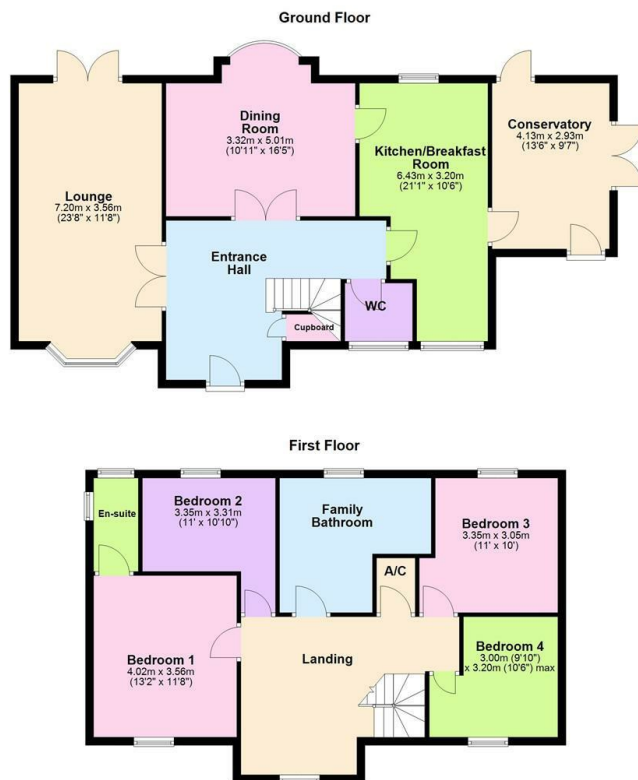
Bathroom

The fully tiled family bathroom comprises of a panel bath with shower over, low-level WC, sink with vanity unit and a heated towel rail.

Double garage







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

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		