



**DM&Co.**  
— SALES & LETTINGS —

14 Hartington Close  
B93 8SU

Fabulous Five Bedroom Detached Family Home  
Boasting Quiet Cul-De-Sac Location & Within  
Walking Distance to Dorrige Village Centre!  
Offered Unfurnished & Available Mid August 2024.





## DETAILS

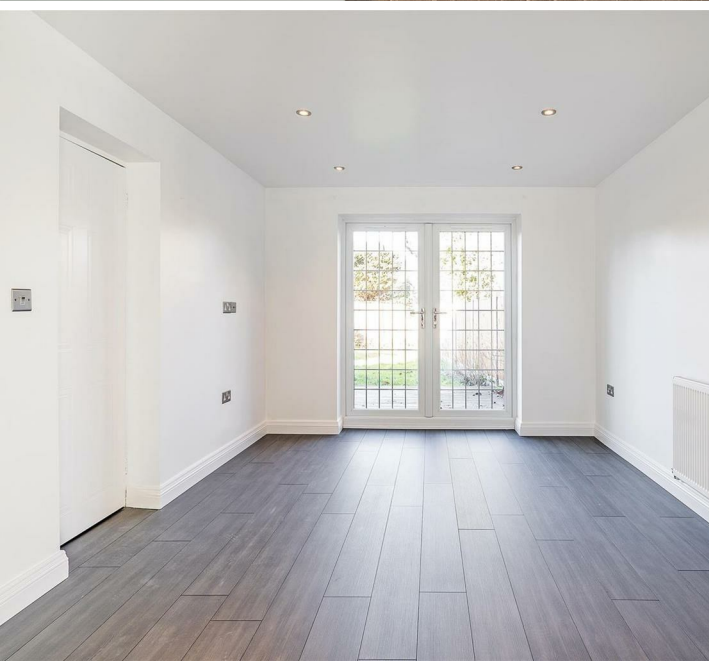
This fabulous family home is offered on an unfurnished basis & is available to move into August 2024!

A stunning five bedroom detached home which boasts superb positioning giving privacy & a quiet surrounding just a short walk from Dorridge Village Centre.

This home comprises of; welcoming hallway with guest W.C, living room & sociable kitchen with central island/ breakfast bar & space for a breakfast table with doors leading to the garden. The utility room is perfect for additional white goods & provides access to both the garage & rear garden. Leading on from the kitchen is the dining room & additional family room, perfect for a snug, play room or working from home office.

To the first floor is a master bedroom with dressing room, built in wardrobes & en suite. In addition are four further bedrooms & family bathroom.

Solihull Council - Tax Band F



## OUTSIDE

The property is situated at the end of the cul-de-sac, offering a private position with Conker Lane to the side. There is parking for several vehicles with a small lawned fore garden, and side gate access to the rear.

The rear garden offers a private aspect, with a patio for entertaining, and laid mainly to lawn with a useful shed for storage.

## VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email [lettings@dmandcohomes.co.uk](mailto:lettings@dmandcohomes.co.uk)





## GENERAL INFORMATION

This property is based within walking distance to Dorridge Village which has an abundance of shops, restaurants, pubs & fantastic schools.

Dorridge Train Station is also within a 10 minute walk.

Networks in your area - Openreach, Virgin Media

Mobile availability in your area - EE, Three, Vodafone, O2

## 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

- Five Bedroom Detached Family Home
- Modern Fitted Kitchen with Island/ Breakfast Bar
- Master Bedroom with Dressing Room & En Suite
- Utility & Downstairs W.C
- Lounge, Dining Room & Family Room
- Walking Distance to Dorridge Village Centre
- Private Driveway For Multiple Cars
- Holding Deposit - £600.00
- Security Deposit - £3000.00
- Available Mid August 2024

## SIZE

Total - 1736.30 sq ft



Total area: approx. 161.3 sq. metres (1736.3 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

## 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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