

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**01564 777 314**



## HANBURY ROAD

Dorridge, B93

**SCAN FOR MORE INFO**  
**SIZE** - 1223 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - E  
**BROADBAND** - Upload Max 1000Mbps  
Download Max 1800Mbps  
**MOBILE** - EE Three  
**EPC** - D - 56  
**PARKING** - Driveway & Single Garage  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

Are you an investor  
interested in expanding your  
portfolio?

**Call 01564 777 314 to provide your investment criteria for alerts.**

Situated in a popular location, this semi-detached house presents a remarkable opportunity for those seeking to create their ideal family home. Built in 1956, it offers a canvas for renovation; it is a project waiting for someone to breathe new life into it. If you are looking for a place to make your own, this is an opportunity not to be missed.

### FEATURES

- Offering Scope to Extend (STPP)
- Requiring Updating Within
- Dining Room
- Spacious Lounge with Patio Doors to Garden
- Kitchen with Scope to Convert
- Utility Area with W.C.
- Two Double Bedrooms & Third Single
- Family Bathroom
- Private Rear Garden
- Arden Academy Catchment



SCAN TO **VIEW OUR**  
**WEEKLY FILMS &**  
**SUBSCRIBE**

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

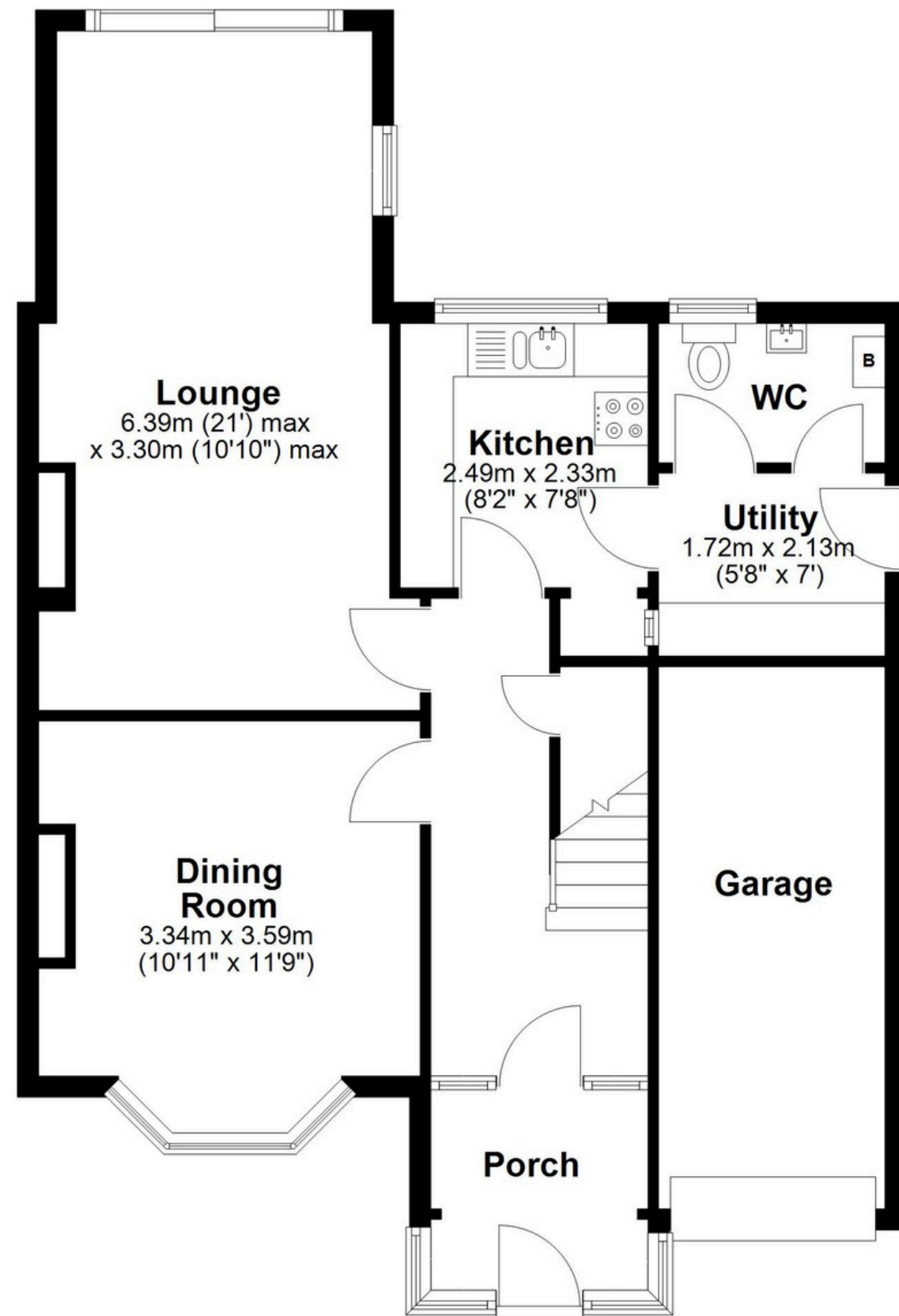
### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



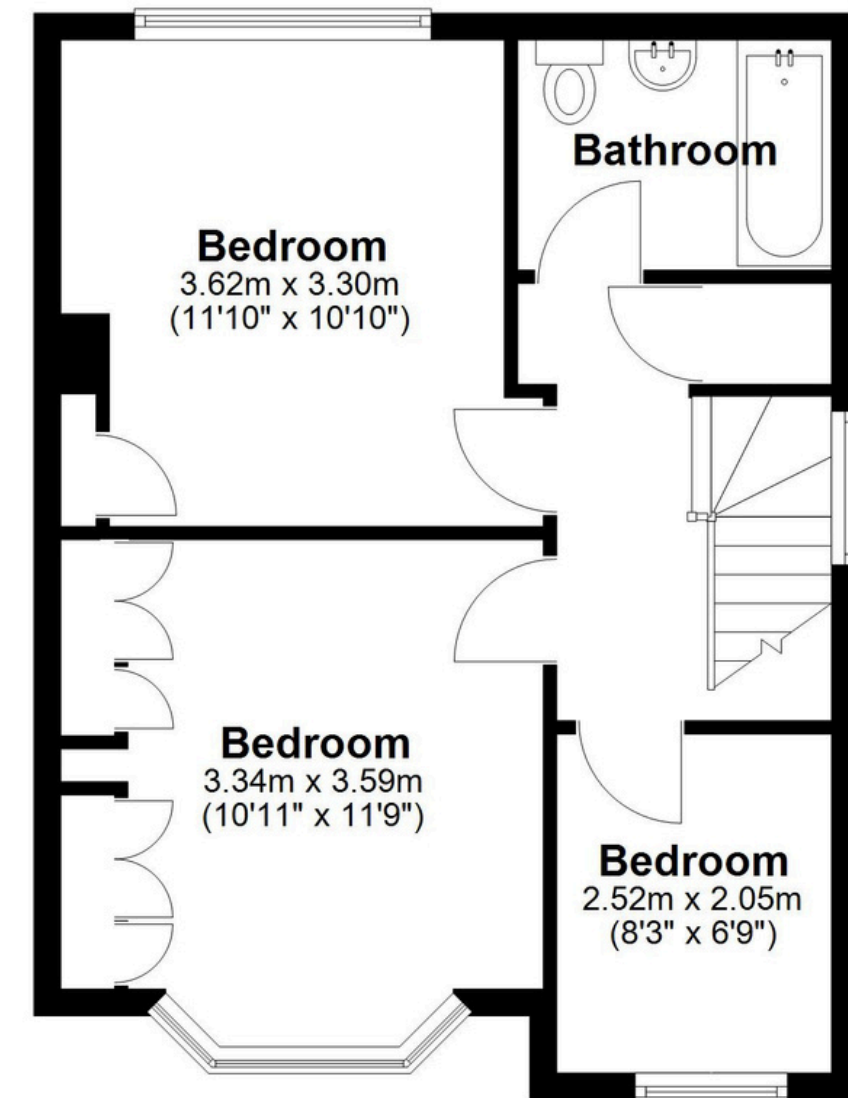
## Ground Floor

Approx. 71.7 sq. metres (771.5 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 113.7 sq. metres (1223.6 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.