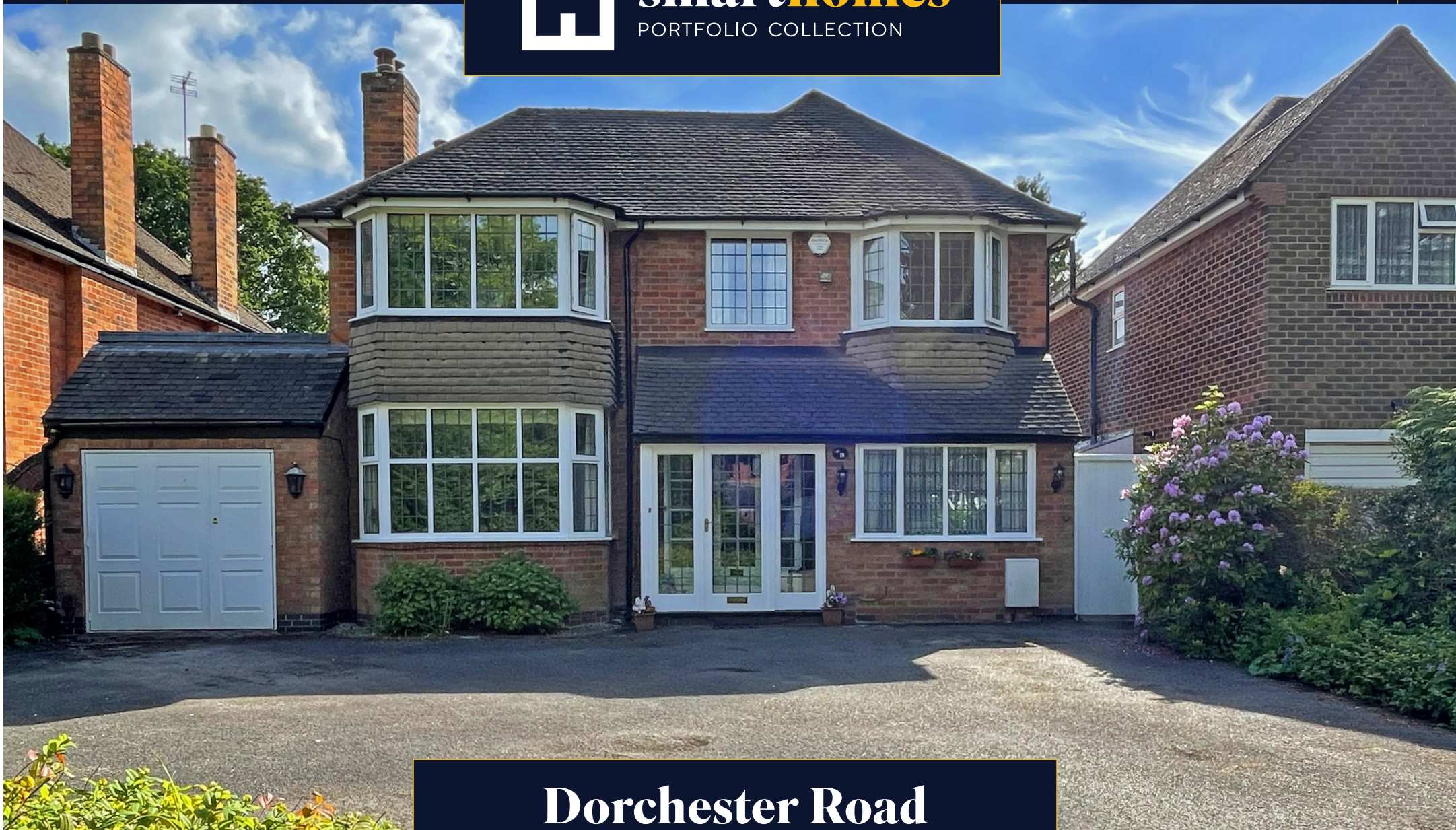




**smarthomes**  
PORTFOLIO COLLECTION



**Dorchester Road**  
**Solihull**



**smarthomes Portfolio are delighted to offer this beautifully presented double front detached family home that has been sympathetically modernised by the current owners.**

**Offering spacious accommodation comprising three reception rooms, re-fitted breakfast kitchen, utility room, ground floor shower room, four double bedrooms, re-fitted en-suite shower room, re-fitted family bathroom, stunning mature South/Westerly facing rear garden, garage and driveway parking for multiple vehicles.**







Dorchester Road is situated just a stone's throw from Solihull town centre, boasting a wide range of amenities including restaurants, bars and an excellent variety of shopping centres including Mell Square and Touchwood shopping centre. Solihull train station is situated a few minutes' walk from the property and offers direct trains to Birmingham city centre in just over 10 minutes. There are a variety of well regarded schools within a short distance of the property including Tudor Grange Academy and St Peters Catholic Secondary (catchment subject to clarification from Solihull MBC).

This imposing property is situated on a most sought after tree lined road and is set back from the road behind a sweeping tarmac driveway providing ample off road parking for multiple vehicles with well stocked shrub borders, external lighting and a leaded glazed door leading into

### **Porch**

With ceramic tiled floor, ceiling light point and a superb leaded coloured glass front door with matching side windows leading to

### **Entrance Hallway**

With engineered wooden flooring, ceiling light point, coving to ceiling, radiator, stairs leading to the first floor accommodation and door leading off to

### **Extended Lounge to Rear**

*21' 7" x 17' 6" (6.58m x 5.33m)*

With two sets of UPVC double glazed French doors leading to rear garden, two wall mounted radiators, coving to ceiling, wall and ceiling light points and a brick style fire recess with raised hearth and Oak mantle over

### **Dining Room to Front**

*16' 6" x 12' 2" (5.03m x 3.71m)*

With UPVC double glazed bay window to front elevation, wall mounted radiator, coving to ceiling, ceiling light point, a feature Adam style fireplace with marble hearth and living flame gas fire and a glazed door leading to inner lobby with access to garage

### **Study to Front**

*10' 7" x 8' 7" (3.23m x 2.62m)*

With a hardwood double glazed window to front elevation, wall mounted radiator and ceiling light point

### **Superb Re-Fitted Breakfast Kitchen to Rear**

*16' 4" x 10' 4" (4.98m x 3.15m)*

Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a double sink and drainer unit with mixer tap over, further incorporating a Zanussi 4 ring gas hob with centre Wok burner, extractor hood over and Zanussi double oven below. Integrated fridge/freezer, space and plumbing for dishwasher, central island with breakfast bar, tiling to splash back areas and floor, radiator, ceiling cornice, wall light points, ceiling spot lights, a double glazed window to the rear aspect, double glazed French doors to rear garden and a part glazed door to

### **Side Lobby**

*17' 5" x 3' 5" (5.31m x 1.04m)*

With courtesy doors to property frontage and bin store, glazed roof, wall mounted storage units and access to

### **Utility Room**

*8' 5" x 5' 2" (2.57m x 1.57m)*

With fitted shelving, space and plumbing for washing machine and tumble dryer, wall mounted Potterton central heating boiler and a freestanding Ariston pressurised water tank

### **Ground Floor Shower Room to Side**

Being fitted with a white suite comprising of a shower enclosure with Triton shower, wall mounted wash hand basin and a low flush W.C. Radiator, tiling to full height, ceiling light point and an obscure double glazed window to the side elevation

### **Landing**

With a ceiling light point with feature ceiling rose and door to







### **Master Bedroom to Rear**

15' 4" x 12' 2" (4.67m x 3.71m)

With a leaded double glazed bay window to rear elevation, radiator, coving to ceiling, ceiling light point and spot light, mirror fronted fitted wardrobes and door to

### **Re-Fitted En-Suite Shower Room**

Being re-fitted with a modern white suite comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Vanity mirror with lighting, electric shaver point, chrome heated towel rail, tiling to splash prone areas and floor and ceiling light point

### **Bedroom Two to Front**

16' 4" x 12' 2" (4.98m x 3.71m)

With a leaded double glazed bay window to front elevation, radiator, two double fitted wardrobes, ceiling light point and spot light

### **Bedroom Three to Rear**

12' 3" x 10' 4" (3.73m x 3.15m)

With a leaded double glazed window to rear elevation, radiator, coving to ceiling, and ceiling light point

### **Bedroom Four to Front**

16' 5" x 8' 7" max (5m x 2.62m max)

With a leaded double glazed bay window and further leaded double glazed window to front elevation, radiator, coving to ceiling and ceiling light point







### **Re-Fitted Family Bathroom**

Being re-fitted with a modern white suite comprising of a panelled bath with shower attachment, vanity wash hand basin with electric shaver point, large walk-in shower enclosure and a low flush W.C. Chrome heated towel rail, radiator, tiling to splash prone areas and floor, two feature wall light point, ceiling light point, access to loft space and an obscure double glazed window to the side elevation

### **Stunning South/Westerly Facing Rear Garden**

Being mainly laid to lawn with paved patio areas, ornamental brick built walls with inset shrubbery, external double power point, cold water tap, hedging to boundaries, well stocked shrub borders, timber potting shed, hardstanding for greenhouse and ornamental wishing well

### **Garage**

Located at the side of the property with side hung doors to property frontage and courtesy door to inner lobby

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

*EPC supplied by vendor. Current council tax band - F*





## Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to **smarthomes** Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

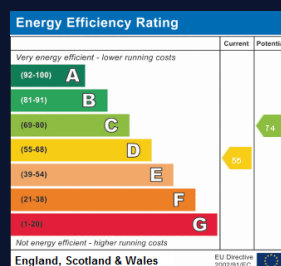
## Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, **smarthomes** Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

## Floorplans



## Energy Efficiency Rating



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