



**1 Hartlebury Close, B93 8DR**  
Sale Price £210,000



**Love  
Property Co.**

# 1 Hartlebury Close, Dorridge, Solihull, B93 8DR

Tenure -Leasehold  
EPC Rating - C  
Council Tax Band - C

Love Property Co are pleased to offer this Beautiful refurbished 405.8 sq. Ft (37.7 sq. metres) and fantastic opportunity to purchase this lovely one double bedroom ground-floor Bungalow in the heart of sort after Dorridge village, Situated in a retirement development catering for individuals over 55 and also benefiting from NO UPWARD CHAIN.

Upon entering, you are welcomed by a spacious reception hall featuring a partially boarded and fully insulated loft. The large living room with feature fireplace and bay window is overlooking the front lawn. Adjacent to the living area, is a good size galley fitted kitchen with white goods with ample storage units.

The Bungalow is offered with NO CHAIN and comprises of generously sized rooms, including the double bedroom which boasts built in wardrobes. The walk-in shower room is finished to a good standard. This property also benefits from electric heating including a high performance Dimplex Quantum high heat retention storage heater in the lounge, double glazing, private garden with large patio area & private residents parking.

Situated in a desirable location in the heart of Dorridge, this Bungalow offers convenience with nearby amenities, and close to Sainsburys and Dorridge train station. This Bungalow presents an exceptional opportunity for those seeking a premium residence within a well-connected and vibrant community. Viewing is highly recommended to fully appreciated.



## PROPERTY MEASUREMENTS:

### LOUNGE

17' 6" X 9' 6" (5.34m x 2.90m)

### KITCHEN

6' 8" x 7' 2" (2.03m x 2.19m)

### DOUBLE BEDROOM

8' 4" x 13' 3" (2.53m x 4.03m)

### SHOWER ROOM

7' 0" x 5' 8" (2.14m x 1.73m)

### TOTAL SQUARE FOOTAGE

Total floor area: 405.8 sq. ft. approx. (37.7 sq. meters)

### ADDITIONAL INFORMATION

Services - mains electricity and mains sewers,  
Unobtrusive rear mounted solar PV (Photovoltaic)  
Panels. Broadband FTTP (fibre to the premises)  
Loft – Fully insulated and partially boarded.

Lease: 111 years (Approximately)

Ground Rent: Nil

Service charge - £1785.72 (pa) (Which includes a  
Rebate Discount for Share Holding of the Leasehold)  
Careline Call Facility if Required Included Within the  
Service Charge of £1,785 per Annum

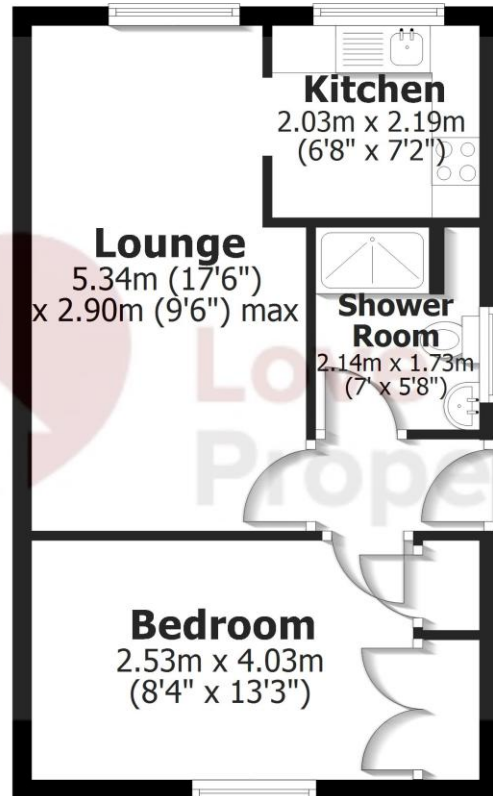
### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



## Floor Plan

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 37.7 sq. metres (405.8 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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