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Mill Lane

Dorridge, Solihull, B93 8NU

Guide Price £550,000



Council Tax: F



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Approach

The four bedroomed detached family home is approached over a service drive behind hedging and provides access to driveway parking for two vehicles and a single garage. The property is being sold chain free.

ON THE GROUND FLOOR

Hallway

Having ceiling light point, wall mounted radiator, under stairs storage cupboard, and having wood effect flooring.

Cloakroom

Having ceiling light point, timber double glazed opaque window to the front aspect, wall mounted intruder alarm panel, wall mounted heated towel rail, dual flush WC, pedestal guest wash hand basin, complimentary wall tiling and wood effect flooring.

Living Room (front)

14'0" x 13'10" (4.28m x 4.24m)

Having wall light points, UPVC double glazed dual aspect windows including a bay to the front, feature fire surround, hearth and mantle, coving to ceiling and a wall mounted gas central heating radiator.

Dining Room (rear)

9'6" x 8'11" (2.91m x 2.72m)

The dining room has a ceiling light point and wall mounted radiator. The dining room opens up to the Conservatory.

Conservatory (rear)

11'2" x 9'5" (3.41m x 2.89m)

The adjoining UPVC Conservatory opens from the dining room and is ideal for entertaining, there are two wall light points and a ceiling light with fan. There are French doors opening onto the rear garden.

Kitchen (rear)

11'11" x 9'6" (3.65m x 2.91m)

having a range of white gloss wall and base cabinets with roll edge work surface, breakfast bar, appliances include a fan assisted oven, four ring gas hob with extractor fan over. There is a UPVC double glazed window to the rear aspect, complimentary tiling, wood effect flooring and a central heating radiator. There is an arch which gives access to:

Utility

6'11" x 4'4" (2.13m x 1.34m)

Wall and base cabinets with inset stainless steel sink and drainer, a

wall mounted Worcester Combi boiler, wood effect flooring and a UPVC double glazed door to the side aspect and giving access to the garden.

ON THE FIRST FLOOR

First floor Landing

Stairs rise to the first floor accommodation. Loft access to ceiling, ceiling light point, door to airing cupboard. Further doors off too:

Master Bedroom (front)

11'11" x 11'10" (3.65m x 3.61m)

Having ceiling light point, dual aspect UPVC double glazed windows to front and side aspects, wall mounted gas central heating radiator and door to

En suite Shower Room

Having a three piece suite including a shower cubicle, wall mounted shower with both drench and hand held shower heads, a dual flush WC and a pedestal wash hand basin. Also, wall mounted heated towel rail, tiling to walls and vinyl flooring.

Bedroom Two (rear)

10'9" x 9'10" (3.29m x 3.02m)

Having a UPVC double glazed window to the rear aspect, wall mounted radiator, ceiling light point and a built in wardrobe.

Bedroom Three (rear)

11'0" x 9'4" (3.37m x 2.86m)

Having ceiling light point, wall mounted radiator, UPVC double glazed window to the rear aspect and a small door offering eaves storage.

Bedroom Four (front)

11'4" x 6'9" (3.46m x 2.08m)

Having UPVC double glazed window to the rear aspect, a ceiling light point, and wall mounted central heating radiator

Family Bathroom (rear)

6'9" x 6'2" (2.06m x 1.89m)

Having a three piece suite incorporating a panel bath with shower over, pedestal wash hand basin and a dual flush WC. Also, UPVC double glazed opaque window to the rear aspect, extractor fan and light point to ceiling and ceramic tiling to floor.

OUTSIDE

Rear Garden

The Garden is mainly laid to lawn with a paved patio, pathways to

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either side of the house, one leading to the back door and the other having a gated access to the front of the property. The garden is enclosed by panel fencing and trees.

Garage

There is a UPVC double glazed courtesy door from the rear garden into the garage, it has a light and power and an up-and-over garage door to the front.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

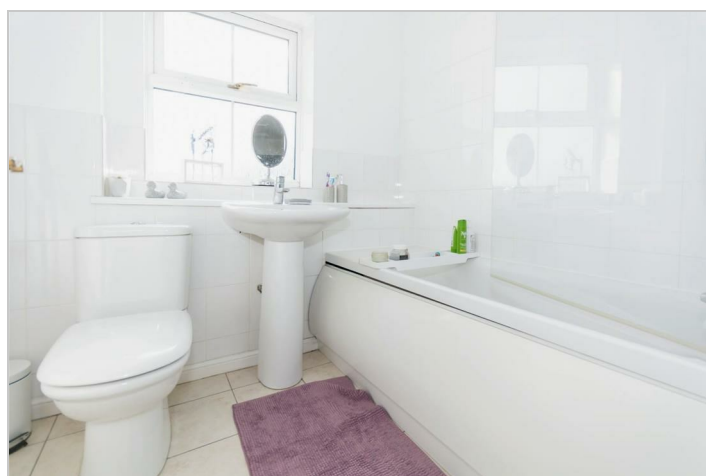
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Total floor area 115.9 sq.m. (1,247 sq.ft.) approx

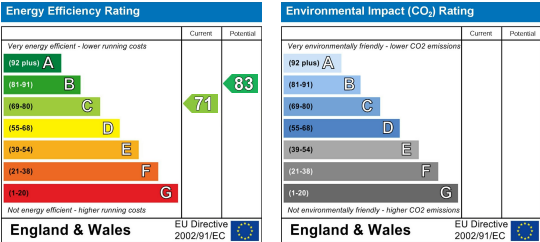
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.