



## Hartlebury Close, Dorridge

Guide Price £230,000







## PROPERTY OVERVIEW

This well-presented one-bedroom retirement bungalow nestled in the heart of Dorridge offers a charming abode with a private garden, residents' parking and a convenient location near amenities. Situated in a retirement development catering to individuals over 55 years old, this property provides a peaceful and secure setting for its residents.

Upon entering the bungalow, one is greeted with a spacious living area comprising a large lounge adorned with a feature bay window that overlooks the front lawn, inviting ample natural light into the space. The galley kitchen, adjacent to the lounge, is thoughtfully designed with generous storage solutions to cater to the needs of its occupants.

The bedroom within this property is generously sized, offering a comfortable haven for rest and relaxation. Fitted wardrobes further enhance the functionality of the space, providing ample storage for belongings. A well-appointed walk-in shower room with additional storage facilities complements the bedroom, ensuring convenience and comfort for the residents.

At the rear of the property lies a private garden that adds a touch of greenery to the living space. The garden features a large patio area, perfect for enjoying the outdoors and entertaining guests in a secluded setting.







Being offered to the market with the added benefit of no upward chain, this bungalow presents an excellent opportunity for those looking to make a hassle-free move. Additionally, its prime location in the heart of Dorridge ensures easy access to a wide array of amenities, including shops, restaurants, and other essential services, all within walking distance from the property.

In conclusion, this one-bedroom retirement bungalow in Dorridge encapsulates a harmonious blend of comfort, convenience, and tranquility, making it an ideal residence for those seeking a relaxed and vibrant community lifestyle. Book a viewing to truly appreciate the appeal and potential of this delightful property.

- Well Presented One Bedroom Retirement Bungalow Located In The Heart Of Dorridge With A Private Garden & Residents' Parking
- The Living Areas Are Comprised Of A Large Lounge With Feature Bay Window Overlooking The Front Lawn And A Galley Kitchen With Ample Storage
- The Property Boasts A Large Double Bedroom With The Added Benefit Of Fitted Wardrobes
- Featuring A Well Appointed Walk In Shower Room With Further Storage
- To The Rear Of The Property Is A Private Garden With The Benefit Of A Large Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Located In The Heart Of Dorridge And Walking Distance To All Of Dorridge's Amenities
- Retirement Development For Over 55s







## PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: C

Tenure: Leasehold





**ENTRANCE HALLWAY**

**LOUNGE**

17' 7" x 9' 6" (5.35m x 2.90m)

**KITCHEN**

7' 3" x 6' 7" (2.20m x 2.00m)

**BEDROOM**

15' 7" x 8' 4" (4.75m x 2.55m)

**SHOWER ROOM**

7' 1" x 5' 9" (2.15m x 1.75m)

**TOTAL SQUARE FOOTAGE**

38.0 sq.m (409 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**PRIVATE GARDEN**

**PATIO AREA**





#### **ITEMS INCLUDED IN THE SALE**

Free-standing cooker, kitchen extractor, microwave, fridge/freezer, washer/dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in bedroom, solar panels and garden shed.

#### **ADDITIONAL INFORMATION**

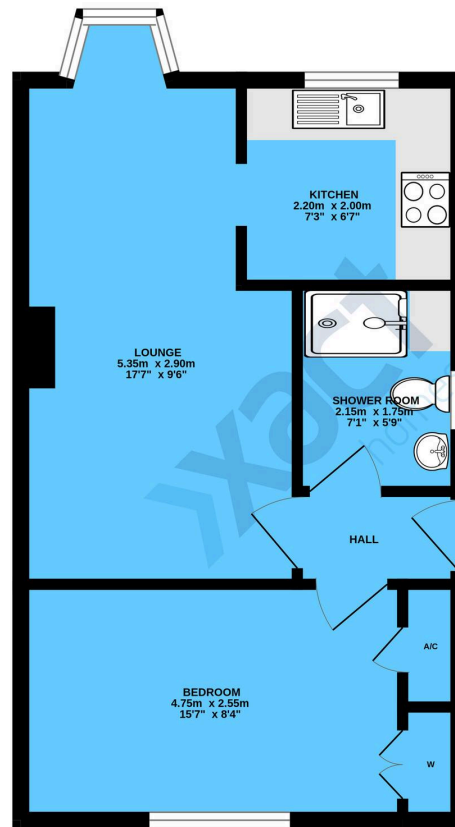
Services - direct mains water (with water meter), sewers, electricity, electric storage and panel radiators and unobtrusive rear roof mounted solar PV (Photovoltaic) panels. Broadband - FTTP (fibre to the premises). Loft - fully insulated and partially boarded. Service charge - £1,785.00 pa (including rebate discount for share holding of leasehold). Ground rent - nil.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



TOTAL FLOOR AREA: 38.0 sq.m. (409 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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