

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Dorchester Road

Solihull, B91 1LJ

Guide Price £680,000



Council Tax: E



# 95 Dorchester Road

Solihull, B91 1LJ

Guide Price £680,000



## Information

Located in the highly sought-after area of Solihull, this beautiful three-bedroom semi-detached family home on the prime location of Dorchester Road (B91 1LJ), within the popular Tudor Grange catchment area, is now available for sale with the added benefit of NO CHAIN.

The property must be viewed to be fully appreciated.

Approached via a tarmac driveway and a well-maintained front garden, the home is entered through an enclosed double-glazed porch leading into a spacious hallway. The ground floor features a generous through lounge with a bay window to the front and patio doors to the rear, along with a modern re-fitted gloss kitchen-diner offering access to the rear garden, utility room/garage, and a downstairs WC.

To the first floor, you will find three double bedrooms, all benefiting from fitted wardrobes, and a stunning four-piece family bathroom complete with a double walk-in shower featuring a rainforest shower head, wet-room flooring, and a freestanding bath.

The rear garden includes a patio area, lawn, and two storage sheds at the rear. Additional features include an EV charging point beside the garage and a side gate providing external access.

Solihull remains incredibly popular due to its excellent local amenities, including Touchwood Shopping Centre, Tudor Grange Leisure Centre, and a choice of outstanding public and private schools.

The property is within walking distance of Solihull Train Station, offering direct links to Birmingham and London Marylebone. It is also conveniently close to the M42 motorway, providing easy access to Birmingham International Airport, the NEC, and Birmingham International Train Station.

## Through Lounge

30'3 x 11'0 (9.22m x 3.35m)

## Kitchen

13'10 x 12'0 (4.22m x 3.66m)

## Utility Room

11'10 x 7'5 (3.61m x 2.26m )

## Bedroom One

15'8 x 11'0 (4.78m x 3.35m )

## Bedroom Two

14'6 x 11'0 (4.42m x 3.35m)

## Bedroom Three

12'11 x 9'8 (3.94m x 2.95m)

## Bathroom

8'6 x 7'5 (2.59m x 2.26m )

## Garden

The private rear garden features a spacious paved patio area ideal for outdoor dining and entertaining, leading to a generous lawn. The garden is fully enclosed with fencing to all boundaries, offering both security and privacy.

## 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 E.

### 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, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### Fixtures And 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



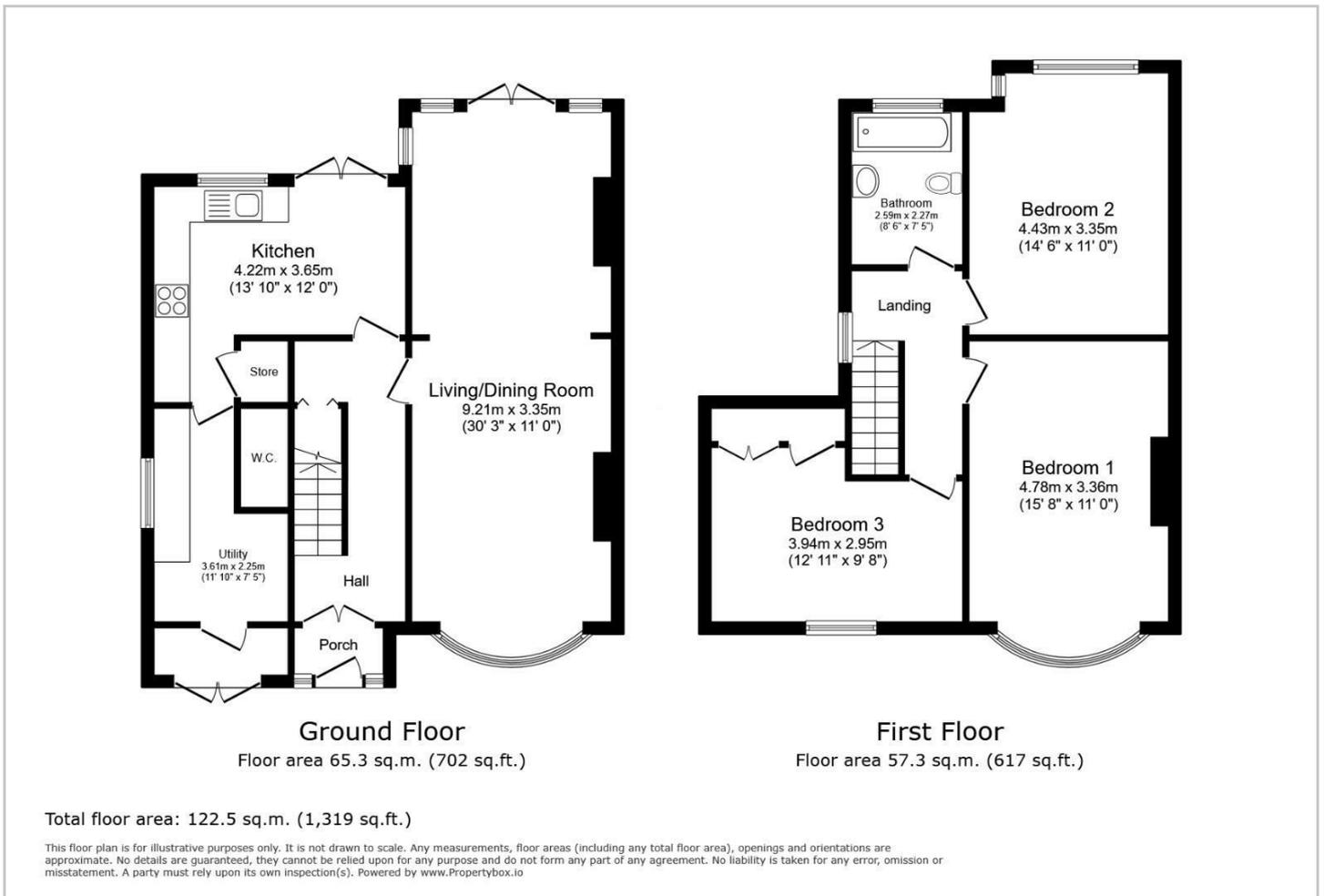
## Hybrid Map



## Terrain Map



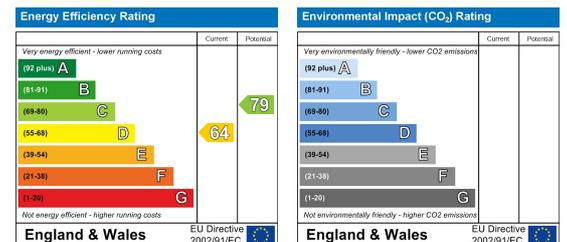
## Floor Plan



## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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