



105 Hanbury Road, B93 8DL

Sale Price of Offers in Excess of £525,000



**Love
Property Co.**

105 Hanbury Road, Dorridge, Solihull, B93 8DL

Tenure - Freehold
EPC Rating – C
Council Tax Band - D

Love Property Co are pleased to offer this well maintained and refurbished three-bedroom 1112.4 sq. feet (103.3 sq. metres) semi-detached property in a sought-after location of Dorridge and within the Arden Academy catchment area.

Upon entering via a porch, you are greeted by a good sized hallway, leading to a spacious dual-aspect lounge/dining reception room with patio doors leading to the garden.

The extended modern kitchen/diner with integrated appliances has ample storage units and leads to a new separate shower/utility room with plumbing for a washing machine and space for a tumble dryer.

On the first floor there are two double bedrooms, one having fitted wardrobes along with a good-sized third bedroom all being serviced by the well-appointed family bathroom.

The garage has been reduced to allow the shower/utility and is now a storage space for bikes and other items.

The rear garden is thoughtfully zoned into two distinct halves. The first section offers a private lawn perfect for entertaining and children's play. Beyond lies an expansive, mature wild area that creates an idyllic rustic haven with immense versatility—providing ample space to accommodate multiple sheds, a sizeable summer house, or a bespoke home office/annexe (STPP). Adding unparalleled lifestyle appeal, a private rear gate offers direct access straight into open parkland, making this an extraordinary and rare asset for dog owners and outdoor enthusiasts alike.

In summary this property is a great traditional family home and viewing is highly recommended.



PROPERTY MEASUREMENTS:

KITCHEN/DINER

10' 0" x 15' 4" (3.05m x 4.68m)

LOUNGE/DINING ROOM

23' 5" x 11' 10" (7.14m x 3.60m) (plus bay)

SHOWER ROOM/UTILITY

8' 0" x 6' 7" (2.44m x 2.02m)

BEDROOM ONE

10' 11" x 11' 10" (3.33m x 3.60m)

BEDROOM TWO (plus bay)

12' 0" x 9' 8" (3.66m x 2.94m)

BEDROOM THREE

8' 6" x 6' 8" (2.60m x 2.03m)

BATHROOM

5' 6" x 7' 8" (1.68m x 2.33m)

GARAGE/STORAGE

6' 6" x 7' 4" (1.97m x 2.25m)

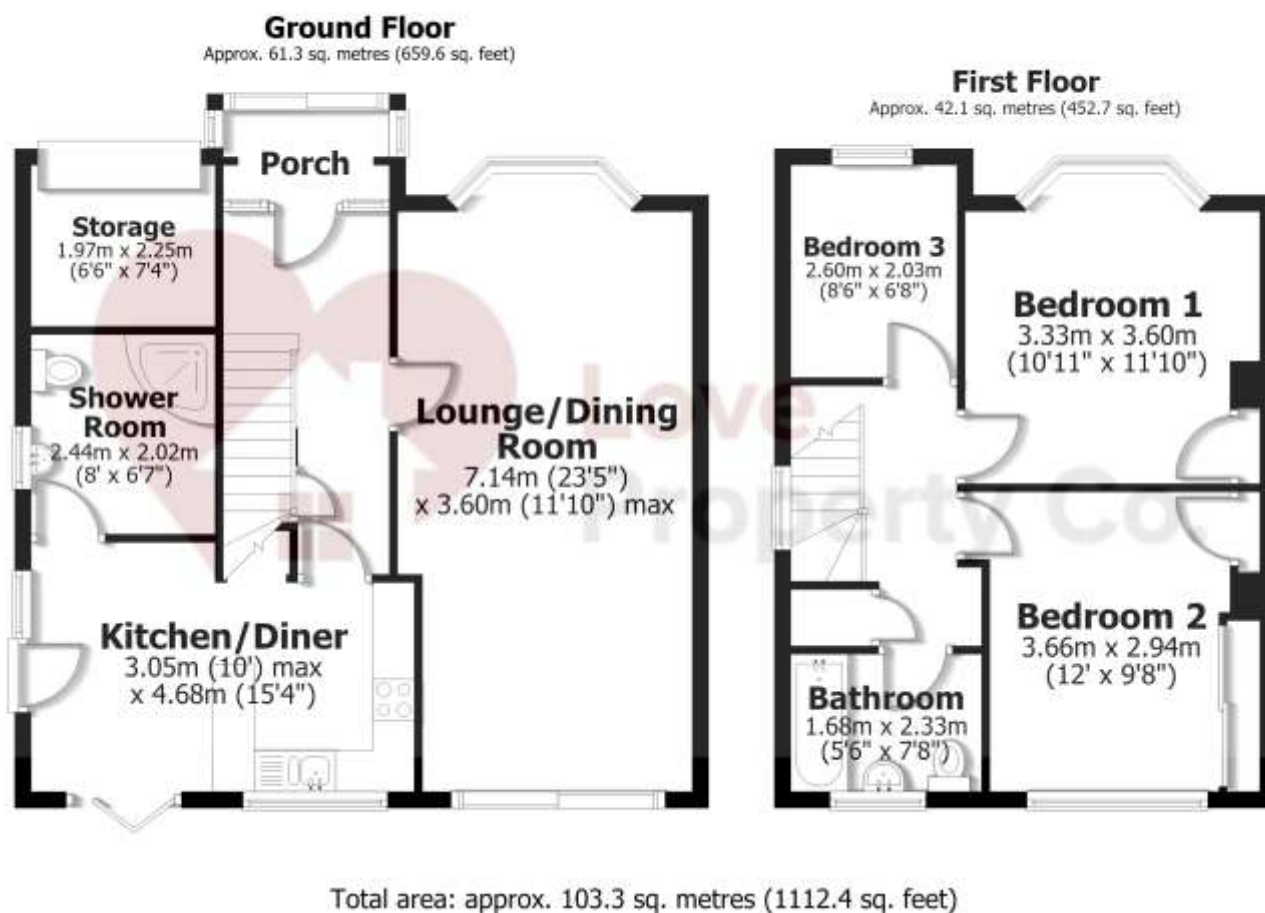
TOTAL SQUARE FOOTAGE

1112.4 sq. Feet (103.3 sq. Metres) approx.

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.





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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