



**DM&Co.**  
— SALES & LETTINGS —

321 Station Road  
Dorridge B93 8ET

This Spacious 4-Bedroom Home In The Heart  
Of Dorridge Is Available For Immediate  
Occupancy With Furnishings Offered Upon  
Negotiation. Gardener Also Included!



## DETAILS

This fantastic and spacious accommodation is available for immediate occupancy with furnishings offered upon negotiation.

Entering into the property you are welcomed by a spacious hallway which allows access into a well-presented kitchen/diner which has integral access to a double garage & double doors overlooking the beautifully maintained garden.

The ground floor is completed with a guest WC, a reception room which would act perfectly as a home office or dining room & a large lounge with a working fireplace.

Upstairs you have three double bedrooms, a single bedroom, a separate shower room, and a separate four-piece family bathroom.

Solihull Council Tax - Band G

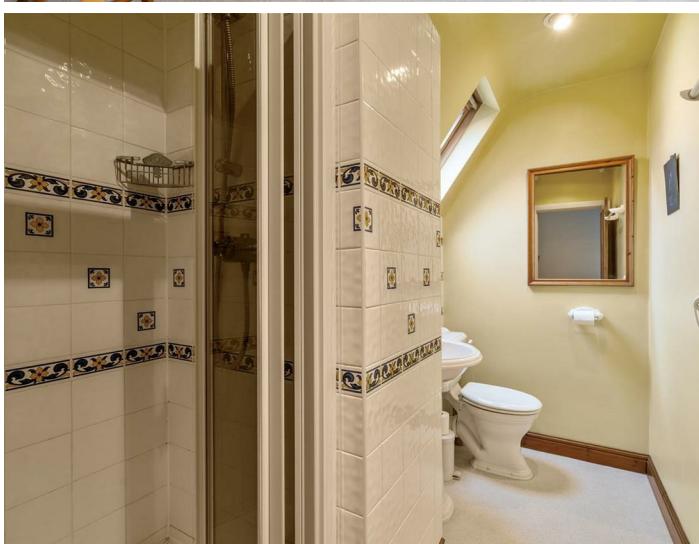
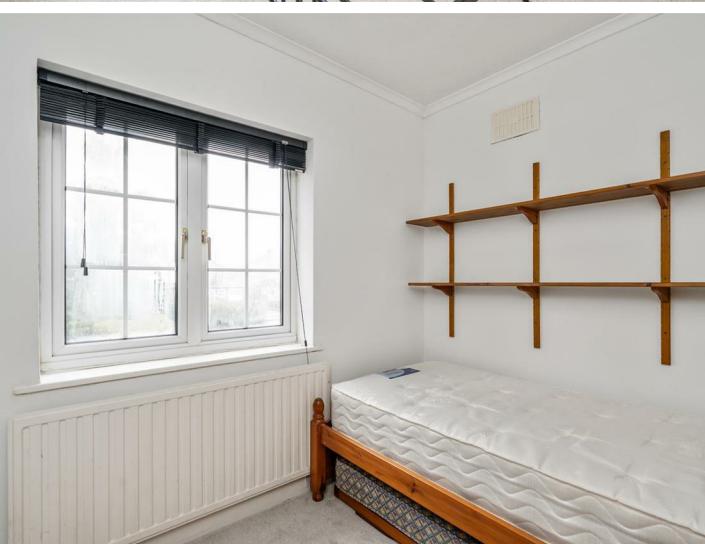


## OUTSIDE & LOCATION

This brilliant house is a well-positioned property in a highly sought-after village location, just a short walk from Dorridge Station and local amenities. Offering excellent transport links to Birmingham and London, this home is ideal for commuters and families alike, with great schools and green spaces nearby.

To the front of the property, you have a private driveway which can accommodate 3 cars & a double garage.

The rear garden is beautifully presented & benefits from a gardener who will mow the lawn & maintain the trees.



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 82%

Vodafone - 78%

3 - 76%

O2 - 74%

Broadband Availability -

Openreach, Sky, Virgin Media

Broadband Type

Standard 18 Mbps (Highest available download speed)

Superfast 142 Mbps (Highest available download speed)

Ultrafast 1800 Mbps (Highest available download speed)

Very Low Flood Risk

## OTHER SERVICES

DM & Co are pleased to offer the following services:-

**Residential Lettings:** If you are considering letting your property, please contact the office on 0121 775 0101.

**Mortgage Services:** If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## FEATURES

- Incredibly Spacious 4-Bedroom Home
- Well-Presented Kitchen/Diner
- Two Reception Rooms & Guest WC
- Three Double Bedrooms & One Good Sized Single
- Two Separate Family Bathrooms
- Driveway Parking For 3 Cars & Double Garage
- Stunning Garden With The Benefit Of A Gardner Included
- Holding Deposit - £600.00
- Security Deposit - £3000.00
- Available NOW With Furnishings Upon Negotiation

## VIEWING

Book a viewing with Sole Agents DM & Co.

Premium by phone or email:

 0121 775 0101

 [lettings@dmandcohomes.co.uk](mailto:lettings@dmandcohomes.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	