



HUNTERS[®]
HERE TO GET *you* THERE

61 Dorchester Road, Solihull, B91 1LN

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Offers In Excess Of £725,000

Situated on the highly sought-after Dorchester Road in the prestigious B91 postcode, this beautifully presented three-bedroom detached family home offers spacious and versatile accommodation throughout, together with an exceptional rear garden and stunning summer house.

Ideally located within the Tudor Grange School catchment area and within a few minutes' walk away from Solihull Train Station, the Leisure Centre, Park and Waitrose, John Lewis and Solihull town centre.

The property benefits from an attractive frontage with a generous driveway providing ample off-road parking and access to the garage.

Upon entering, you are welcomed by a reclaimed stained-glass door and side windows to a spacious entrance hallway featuring original 1949 parquet wood flooring in a herringbone design, which continues seamlessly through the hallway, lounge and dining room, creating a stylish yet contemporary feel.

The kitchen, laundry and cloakroom feature Karndean flooring.

The ground floor offers two excellent reception rooms including a bright and spacious lounge and a separate dining room ideal for family living and entertaining both with working fireplaces.

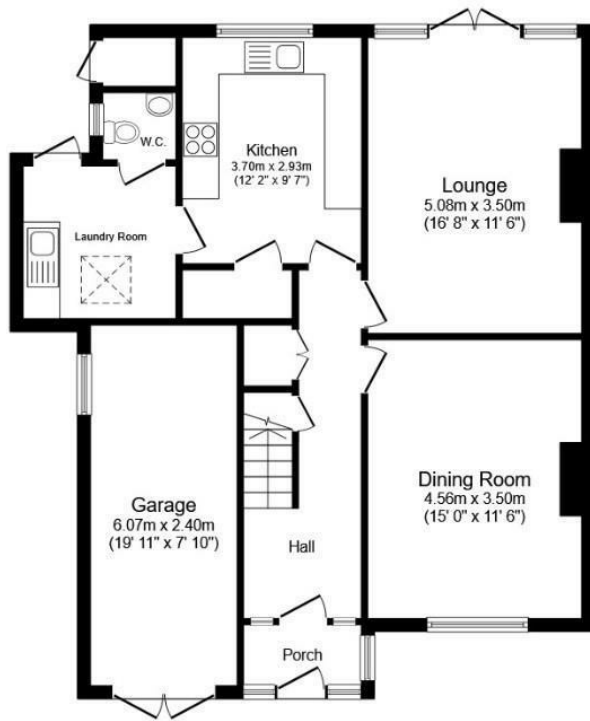
The fitted kitchen provides an abundance of storage space including a large pantry and is complemented by a substantial utility room with additional storage, sink and a separate downstairs WC.

Upstairs, the property boasts three generously sized bedrooms, a walk in storage room. There is a spacious family bathroom and a separate shower room, both finished with bamboo flooring for enhanced moisture resistance.

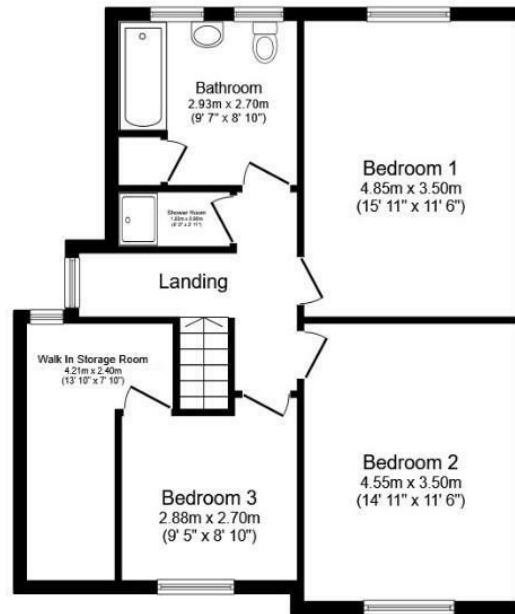
A particular feature of this wonderful home is the stunning, large rear garden, offering a private and beautifully maintained outdoor space perfect for families and entertaining alike, with two large sheds for additional storage.

The impressive summer house is fully equipped with electric, heating, air conditioning, and broadband access making it an ideal home office, gym, or entertaining space all year round.

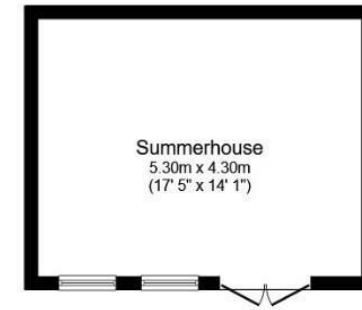
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Ground Floor



First Floor



Outbuilding

Total floor area: 173.9 sq.m. (1,872 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Location

Dorchester Road is a highly sought-after residential location situated within the popular area of Solihull, offering an excellent balance of convenience and lifestyle. The property is ideally positioned within easy reach of Solihull Town Centre, which provides an excellent selection of shops, restaurants, bars, and leisure facilities, including the renowned Touchwood Shopping Centre.

The area is particularly popular with families due to its proximity to well-regarded local schools, including being within the highly desirable Tudor Grange catchment area. Commuters also benefit from excellent transport links, with Solihull Train Station nearby, providing direct services to Birmingham and London Marylebone. The M42, M40, and Birmingham International Airport are all easily accessible.

Residents can enjoy a range of nearby parks and green spaces, along with local amenities and supermarkets, all within close proximity. Dorchester Road combines a quiet residential setting with outstanding convenience, making it an ideal location for families and professionals alike.

Vendor View

This has been a very happy family home. The location is perfect with shops (John Lewis), restaurants, supermarkets, pharmacies, cinema, swimming pool, gym, tennis club and park all within easy walking distance. It is also an easy walk to a selection of excellent schools and the house is within the Tudor Grange school catchment area. The stroll to the railway platform takes less than five minutes and enables an easy commute to both London and Birmingham. The partially walled garden has also been a sanctuary and a great venue for parties. Historically part of the old Victorian market garden it has apple, plum, fig and hazelnut trees. To us the house has been an oasis of calm with all the convenience of central Solihull.

Dining Room

15'0 x 11'6

Lounge

16'8 x 11'6

Kitchen

12'1 x 9'7

Bedroom One

15'11 x 11'6

Bedroom Two

14'11 x 11'6

Bedroom Three

8'10 x 9'5

Walk in storage Room

13'10 x 7'11

Summer House

14'1 x 17'5

Garage

19'11 x 7'10

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, 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.

AML

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Agent Notes

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

Energy Efficiency Rating

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EU Directive 2002/91/EC

England & Wales









