

DM&Co.
SALES & LETTINGS

219 Mill Lane
Dorridge B93 8NU

This Spacious 5-Bedroom Family Home Offers Over 2000 Sq Ft Of Versatile Accommodation. Available At The Start Of January With Flexible Furnishings.







DETAILS

Stepping through the entrance porch, you are welcomed into a spacious hallway which has access to a spacious lounge, which features a log-burning stove, a further reception room, which is currently being used as an office and a guest WC.

At the end of the hallway, you enter into the heart of the home, the stunning open-plan kitchen, dining and family room, which stretches across the rear of the property.

Flooded with natural light from the full-width bi-fold doors, this impressive space effortlessly connects the indoors with the landscaped rear garden.

The contemporary kitchen is fitted with a integrated fridge/freezer, dishwasher, a gas hob and double electric ovens.

Complementing the open-plan living space is a separate snug, providing an ideal family room or playroom.

A practical utility room with external access leads off from the kitchen and includes a washing machine and dryer.

Upstairs, you have four double bedrooms, a good sized single bedroom and a modern family bathroom.

The principal suite benefits from a walk-in wardrobe and a stylish en-suite shower room.

Solihull Council Tax - Band D













OUTSIDE & LOCATION

This property enjoys an exceptional location within walking distance of Dorridge village centre, where you'll find a range of independent shops, cafés, restaurants and everyday amenities. Dorridge railway station provides direct services to Birmingham and London Marylebone, making it ideal for commuters.

Outside, the property enjoys a generous rear garden with a paved entertaining patio leading onto a well-maintained lawn, enclosed by mature hedging providing privacy.

To the front, a large resin driveway provides extensive off-road parking and leads to the integrated store.

MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -
EE - 84%
Vodafone - 81%
3 - 86%
O2 - 87%

Broadband Availability -
Openreach, CityFibre, Virgin Media

Broadband Type
Standard 15 Mbps (Highest available download speed) 1 Mbps (Highest available upload speed)
Superfast 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
Ultrafast 5500 Mbps (Highest available download speed) 5500 Mbps (Highest available upload speed)

Low Flood Risk

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

FEATURES

- Well Presented Five Bedroom Family Home
- Spacious Open Plan Kitchen/Dining/Family Room
- Lounge with Log Burning Stove
- Versatile Second Reception Room
- Principal Bedroom With Walk-In Wardrobe & En-Suite
- Modern Four Piece Family Bathroom
- Private Rear Garden
- Holding Deposit - £634.00
- Security Deposit - £3173.07
- Available Start Of January With Flexible Furnishings

VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

0121 775 0101

lettings@dmandcohomes.co.uk

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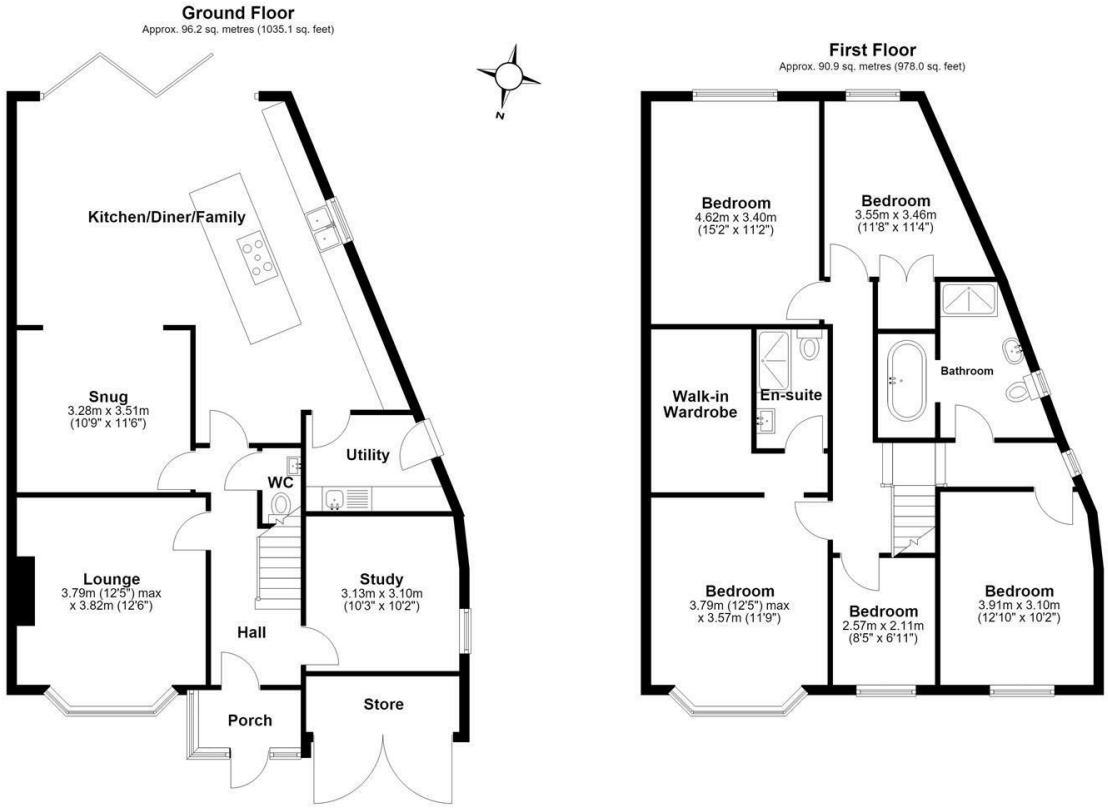

Total area: approx. 187.0 sq. metres (2013.1 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

