



Dorchester Road, Solihull B91 1LJ

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Located on the desirable Dorchester Road in Solihull, this charming semi-detached family home presents an excellent opportunity to acquire a well-proportioned property in a highly sought-after location.

The accommodation includes two welcoming reception rooms, with a spacious dual-aspect open-plan living and dining area providing the perfect setting for both everyday family life and entertaining. French doors open onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces while allowing plenty of natural light to flood the room.

The ground floor also benefits from a convenient shower room, adding flexibility for busy family life and guests.

Upstairs, the property offers three generously sized bedrooms and a family bathroom, providing comfortable and practical accommodation for growing families. This has been a much loved family home over the years and offers excellent scope for a new owner to personalise and enhance it to their own taste unlocking the property's full potential, making it an exciting opportunity to create a home tailored to individual style.

Outside, the property benefits from driveway parking and a pleasant rear garden, adding to its appeal.

The current vendor has already secured an onward purchase, making this an ideal opportunity for buyers looking to progress without unnecessary delay.

Offering generous living space, fantastic potential and an enviable location, this is a wonderful family home ready for its next chapter.

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.





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.

Living / Dining Room

30'8 x 10'11

Kitchen

14'7 x 13'4

Utility

7'8 x 5'9

Bedroom One

13'1 x 11'9

Bedroom Two

14'8 x 11'0

Bedroom Three

15'11 x 11'0

Bathroom

8'5 x 7'4

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
Council tax band

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.

Fittings and Fixtures
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.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor

First Floor

Total floor area 117.2 sq.m. (1,261 sq.ft.) approx

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

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| Energy Efficiency Rating | |
|---------------------------------------------|-------------------------|
| | 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 |

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Solihull -

0121 709 0111 <https://www.hunters.com>

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