



**DM&Co.**  
— SALES & LETTINGS —

14 Hartington Close  
B93 8SU

\*FIRST 6 MONTHS RENT £2000PCM DUE TO WORKS  
TAKING PLACE AT THE PROPERTY\* Fabulous Five Bedroom  
Detached Family Home Boasting Quiet Cul-De-Sac Location &  
Within Walking Distance to Dorridge Village Centre! Offered  
Unfurnished & Available From 29th June 2026!



## DETAILS

This fabulous family home is offered on an unfurnished basis & is available to move into from 29th June 2026!

A stunning five bedroom detached home which boasts superb positioning giving privacy & a quiet surrounding just a short walk from Dorridge Village Centre.

This home comprises of; welcoming hallway with guest W.C, living room & sociable kitchen with central island/ breakfast bar & space for a breakfast table with doors leading to the garden. The utility room is perfect for additional white goods & provides access to both the garage & rear garden. Leading on from the kitchen is the dining room & additional family room, perfect for a snug, play room or working from home office.

To the first floor is a master bedroom with dressing room, built in wardrobes & en suite. In addition are four further bedrooms & family bathroom.

Solihull Council - Tax Band F

## OUTSIDE & LOCATION

This property is based within walking distance to Dorridge Village which has an abundance of shops, restaurants, pubs & fantastic schools.

Dorridge Train Station is also within a 10 minute walk.

There is parking for several vehicles with a small lawned fore garden, and side gate access to the rear.

The rear garden offers a private aspect, with a patio for entertaining, and laid mainly to lawn with a useful shed for storage.





## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 85%

Vodafone - 80%

3 - 77%

O2 - 83%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 9 Mbps (Highest available download speed) 0.9

Mbps (Highest available upload speed)

Superfast 75 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

## 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

- FIRST 6 MONTHS RENT £2000PCM DUE TO ONGOING WORKS
- Modern Fitted Kitchen with Island/ Breakfast Bar
- Master Bedroom with Dressing Room & En Suite
- Utility & Downstairs W.C
- Lounge, Dining Room & Family Room
- Walking Distance to Dorridge Village Centre
- Private Driveway For Multiple Cars
- Holding Deposit - £623.00
- Security Deposit - £3115.38
- Available From 29th June On An Unfurnished Basis



Total area: approx. 161.3 sq. metres (1736.3 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

## 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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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			
		65	80
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	