



111 Hanbury Road, B93 8DL

Sale Price of £495,000



**Love
Property Co.**

111 Hanbury Road, B93 8DL

Tenure – Freehold

EPC Rating – C

Council Tax Band - D

Love Property Co are pleased to offer this three-bedroom 1099.7 sq. feet (102.2 sq. metres) semi-detached property in a sought-after location of Dorridge and within the Arden Academy catchment area. This well-maintained property provides a superb family home and has the benefit of being sold with ****NO CHAIN****

A block paved driveway welcomes you, offering ample parking along with a good-sized garage and is a great opportunity to extend subject to planning approval.

Upon entering, you are greeted by a porch, into the hallway and spacious dual-aspect reception living Room/dining room with patio doors leading to the garden.

The kitchen has ample storage leading to a separate utility room with plumbing for a washing machine, space for a tumble dryer and a wc and a door leading into the garage.

Two double bedrooms having fitted wardrobes along with a good-sized third bedroom all being serviced by the well-appointed family shower room

Additional features include a garage for secure parking and extra storage space. The mainly grassed private rear garden and patio area completes this homely property.

PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought-after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre.



PROPERTY MEASUREMENTS:

KITCHEN

8' 2" x 7' 8" (2.49m x 2.34m)

DINING

11' 11" x 10' 8" (3.64m x 3.24m)

LOUNGE

10' 11" x 11' 8" (3.32m x 3.55m)

WC

4' 3" x 3' 3" (1.29m x 0.98m)

BEDROOM ONE

10' 11" x 11' 8" (3.87m x 4.01m)

BEDROOM TWO

11' 11" x 10' 8" (3.64m x 3.24m)

BEDROOM THREE

8' 4" x 6' 8" (2.54m x 2.03m)

SHOWER ROOM

5' 4" x 7' 8" (1.64m x 2.34m)

GARAGE

15' 2" x 7' 0" (4.64m x 2.14m)

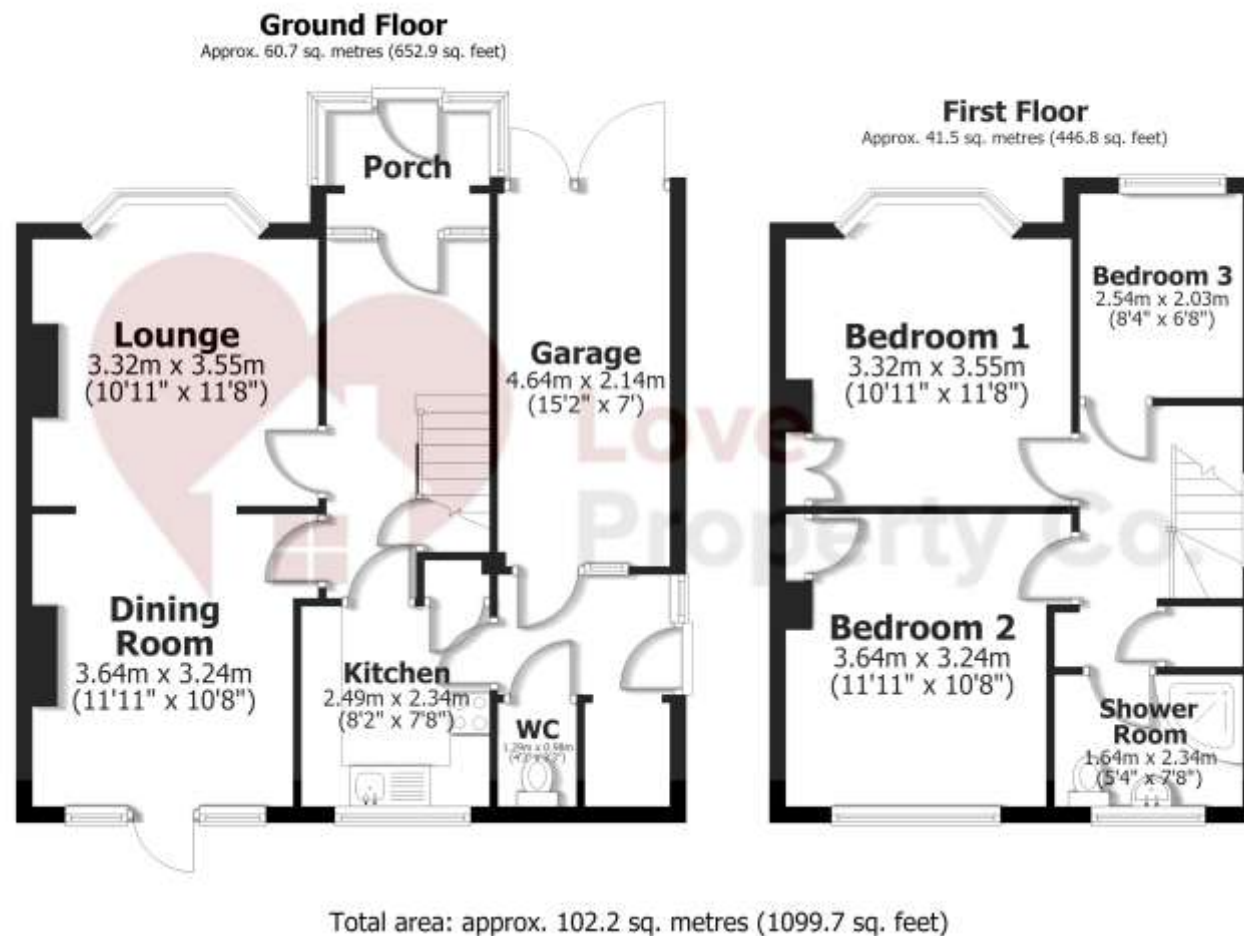
TOTAL SQUARE FOOTAGE

1099.7 sq. Feet (102.2 sq. Metres) approx.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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