



1 Cheedon Close, B93 8RJ

Sale Price of Offers in Excess of £550,000



**Love
Property Co.**

1 Cheedon Close, Dorridge, Solihull, B93 8RJ

Tenure - Freehold
EPC Rating – C
Council Tax Band - D

Love Property Co are pleased to offer this three-bedroom 1230.0 sq. feet (114.3 sq. metres) detached property in a quiet cul-de-sac in a sought-after location of Dorridge and within the Arden Academy catchment area. This beautifully presented and immaculately maintained property provides a superb family home and benefits from being sold with ****NO CHAIN****

A pristine block paved driveway welcomes you, offering ample parking along with a good-sized garage that could be converted, subject to approval.

Upon entering the property via the porch, you are greeted by a welcoming hallway that leads to a downstairs shower room, good sized utility and lounge.

The Modern kitchen/diner has integrated appliances space for a dining table with side access to the property.

On the first floor there are three good sized bedrooms all benefiting from fitted wardrobes and being serviced by the well-appointed family bathroom with shower over bath.

Additional features include a separate garage for secure parking and extra storage space.

The mainly grassed private rear garden and patio area completes this homely and well-maintained property and must be viewed to be fully appreciated.



PROPERTY MEASUREMENTS:

KITCHEN/DINER

14' 5" x 10' 1" (4.40m x 3.07m)

UTILITY

4' 11" x 8' 0" (1.50m x 2.43m)

DOWNSTAIRS SHOWER ROOM

4' 11" x 7' 7" (1.50m x 2.30m)

LOUNGE

18' 7" x 20' 7" (5.67m x 6.27m)

BEDROOM ONE

11' 8" x 9' 2" (3.56m x 2.78m)

BEDROOM TWO

9' 7" x 13' 9" (2.92m x 4.20m)

BEDROOM THREE

8' 6" x 9' 2" (2.60m x 2.81m)

FAMILY BATHROOM

5' 7" x 8' 6" (1.69m x 2.58m)

GARAGE

15' 5" x 8' 8" (4.71m x 2.63m)

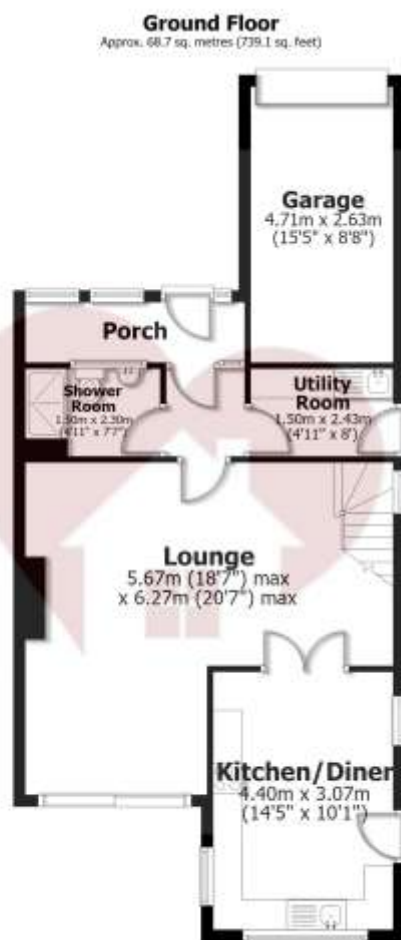
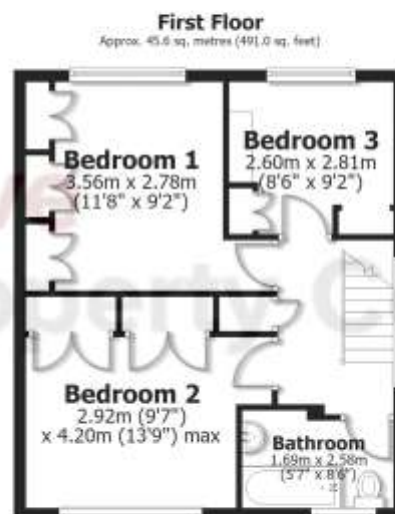
TOTAL SQUARE FOOTAGE

1230.0 sq. Feet (114.3 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.





Total area: approx. 114.3 sq. metres (1230.0 sq. feet)



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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