



15 Morville Close, B93 8SZ

Sale Price of Offers in Excess of £700,000



**Love
Property Co.**

15 Morville Close, Dorridge, Solihull, B93 8SZ

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

Love Property Co are pleased to offer this 1839.6 sq. feet (170.9 sq. metres) property in a quiet cul-de-sac in a sought-after location of Dorridge with the potential to extend over the garage and to the rear of the property, subject to planning approval and within the Arden Academy catchment area.

This beautifully presented and immaculately maintained four-bedroom detached property provides a superb family home. A pristine new resin driveway welcomes you, offering ample parking along with a double tandem garage that could be converted, subject to approval.

Upon entering, you are greeted by a good-sized tiled hallway and three reception rooms including living Room, dining room, study and guest cloakroom.

The breakfast kitchen has integrated appliances and a separate utility room with a sink, storage units and plumbing for a washing machine and a door leading into the garage.

The principal bedroom boasts an ensuite, fitted wardrobes, and air conditioning. Two of the three remaining bedrooms benefit from fitted wardrobes and being serviced by the well-appointed family bathroom with shower over bath.

Additional features include a double tandem garage for secure parking and extra storage space. The low-maintenance landscaped rear garden with a full-width block-paved patio and artificial grass.



PROPERTY MEASUREMENTS:

KITCHEN

11' 0" x 13' 10" (3.35m x 4.21m)

UTILITY

4' 11" x 7' 9" (1.51m x 2.37m)

DINING

12' 3" x 11' 7" (3.74m x 3.54m)

LOUNGE

16' 4" x 11' 7" (4.98m x 3.54m)

STUDY

2'11" x 7' 9" (0.90m x 2.37m)

WC

6' 5" x 7' 5" (1.95m x 2.27m)

PRINCIPAL BEDROOM ONE

17' 10" x 11' 10" (5.43m x 3.61m)

EN-SUITE

6' 2" x 5' 9" (1.87m x 1.74m)

BEDROOM TWO

11' 2" x 12' 10" (3.41m x 3.90m)

BEDROOM THREE

11' 2" x 11' 5" (3.41m x 3.47m)

BEDROOM FOUR

9' 6" x 7' 9" (2.90m x 2.37m)

FAMILY BATHROOM

8' 6" x 7' 9" (2.59m x 2.37m)

GARAGE

32' 1" x 9' 3" (9.77m x 2.81m)

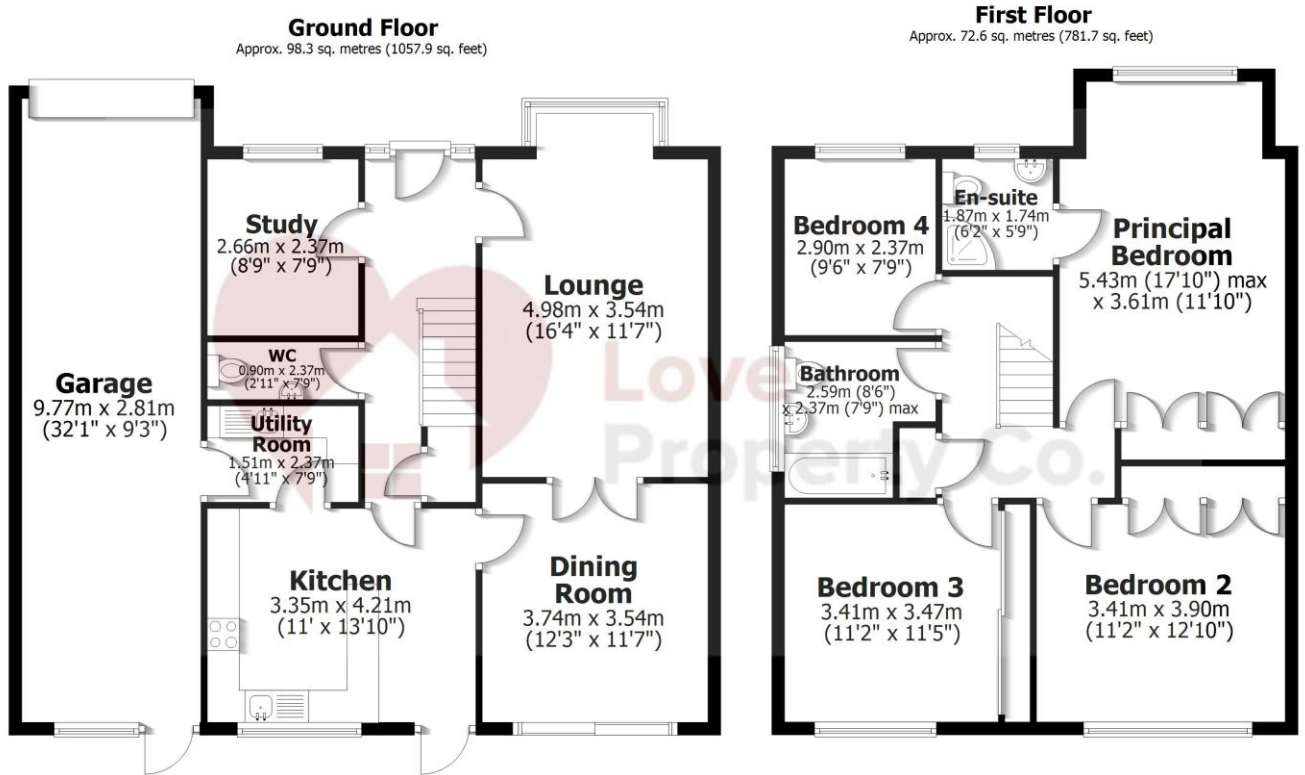
TOTAL SQUARE FOOTAGE

1839.6 sq. Feet (170.9 sq. Metres) approx.

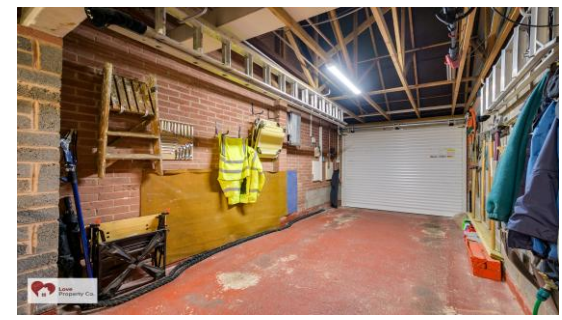
MONEY LAUNDERING REGULATIONS

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. 170.9 sq. metres (1839.6 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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