



**92 Grange Road, Dorridge, Solihull
B93 8QX**

Offers in Excess of **£850,000**

- Within walking distance to Dorridge Village & Station
- *Three/Four Bedrooms
- Open plan Kitchen, Living & Dining area
- Large Utility/Boot room
- Planning permission for a Detached, Double Garage
- Energy Efficiency Rating - C

0121 709 3300

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Situated on the edge of the Warwickshire countryside, opposite Dorridge Park and just a short walk to the village and train station, this perfectly located, beautifully appointed three bedroomed dormer bungalow which has recently been renovated to a high standard throughout. Set behind a large gravel driveway behind mature hedging, the property has a wide frontage and sits within a generous plot and offers 1,928 sq. ft of versatile living space.

On the ground floor, the welcoming entrance hallway with storage cupboard and guest cloakroom, leads through to the spacious open- plan- kitchen/dining/living room providing a great space for entertaining.

This beautiful light filled area, is certainly the hub of the home with a stunning painted in -frame kitchen, with central island providing seating space for bar stools, quartz worktops and matching splashback, Siemens & Bosch built in appliances, and a Quooker hot water tap. French doors lead out to the garden and side patio area.

The lounge and downstairs double bedroom are of a similar size and offer versatile accommodation as both could easily be used as bedrooms- large bay windows flooding the rooms with light, overlook the private frontage.

The good sized utility/boot room provides space for appliances and storage and has direct access to the garden.

The beautiful downstairs bathroom, with roof lantern, has recently been completed. Upstairs are two further bedrooms - one with fitted wardrobes and wonderful views overlooking the park, and a Jack and Jill en-suite.

Outside:

The delightful, good size established garden is totally private with mature trees to all sides and offers good space ideal for a garden studio/home office.

There is a gravelled patio area leading directly from the kitchen and a further large, gravelled area to the side giving access to the front, where there is planning permission for the erection of a detached double garage & conversion of existing garage to a bedroom - PL/2004/01981/MINFHO





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Approximate Gross Internal Area = 179.1 sq m / 1928 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1220872)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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