HUNTERS®

HERE TO GET *you* THERE

Dingle Lane

Solihull, B91 3PB

Guide Price £225,000

2 2 1 B

Council Tax: D

184 Dingle Lane

Solihull, B91 3PB

Guide Price £225,000

Location
Located within walking distance to Solihull town centre, residents enjoy easy access to shops, restaurants, and transport links, including Solihull Train Station. The sought Tudor Grange Park offers a beautiful green space, ideal for walks, outdoor exercise, or family time.

Kitchen
11'5" x 6'10" (3.5 x 2.09)

Living room
20'2" x 11'6" (6.15 x 3.51)

Bedroom1
44'7" x 41'0" (13.6 x 12.5)

Bedroom 2
12'7" x 10'2" (3.86 x 3.11)

Leasehold information
We the agent understand the freeholder to be E & J Estates - 106 years remaining on the lease

Ground rent and Service charge
Service Charge: £2,253.90 pa
Ground Rent: £400.00 pa
Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

Tenure
Leasehold – approximately 90 years remaining. This will need to be confirmed by your solicitor.

Council tax band
D

Services
We the agent understand all services to be main services

Referral fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General
We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

Agents note
Important Notice – Please Read Carefully
These particulars are provided for general and illustrative guidance only. Whilst we aim to ensure their accuracy, we cannot guarantee that all details are complete or free from error, and they may be subject to change. The information does not form part of any offer or contract.

We are not qualified surveyors or legal professionals and, as such, we cannot comment on the condition of the property, title matters, or any related legal

considerations. Prospective buyers are advised to seek independent advice and carry out their own due diligence before proceeding with any transaction.
All photographs and floorplans are for illustrative purposes only. Items shown may not be included in the sale unless specifically stated. Any reference to fixtures, fittings or appliances does not imply that they are in working order, and these have not been tested. All measurements provided are approximate. We accept no liability for any loss or damage arising from reliance on this information.

AML

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Road Map

Hybrid Map

Terrain Map

Floor Plan

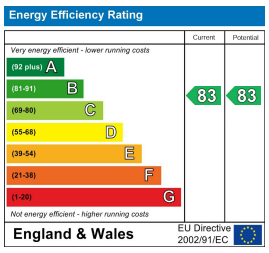
Total floor area 80.4 sq.m. (865 sq.ft.) approx

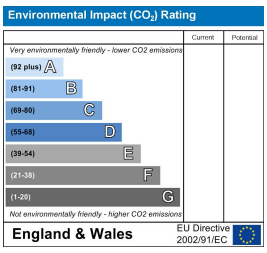
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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