



79 DORCHESTER ROAD, SOLIHULL, B91 1LJ

ASKING PRICE OF £625,000

EPC: E Council Tax Band: F



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Detached Family Residence
- Three Bedrooms + Box Room
- Lounge & Dining Room
- Breakfast Kitchen
- Further Scope for Development (STPP)
- With Walking Distance of Solihull Town Centre
- Large Rear Garden
- Sought After Location



A three bedroom + box room traditional style detached residence in need of modernisation with further scope for development (STPP) situated within a sought after location with walking distance of Solihull town centre. The property benefits from double glazing, gas central heating and offers excellent living accommodation which briefly comprises; enclosed entrance porch, reception hall, lounge, dining room, breakfast kitchen, gardeners wc, first floor landing, three bedrooms, box room, linen room, bathroom, separate wc, fore garden, driveway, garage and good size rear garden. No Upward Chain.

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

LOUNGE 18' 0" x 11' 5" (5.49m x 3.48m)

DINING ROOM 16' 3" x 11' 5" (4.95m x 3.48m)

BREAKFAST KITCHEN 12' 5" x 9' 3" (3.78m x 2.82m)

PANTRY

FIRST FLOOR LANDING

BEDROOM ONE 18' 10" x 11' 5" (5.74m x 3.48m)

BEDROOM TWO 16' 0" x 11' 5" (4.88m x 3.48m)

BEDROOM THREE 10' 0" x 8' 9" (3.05m x 2.67m)

BOX ROOM

LINEN ROOM

BATHROOM

SEPARATE WC

FORE GARDEN

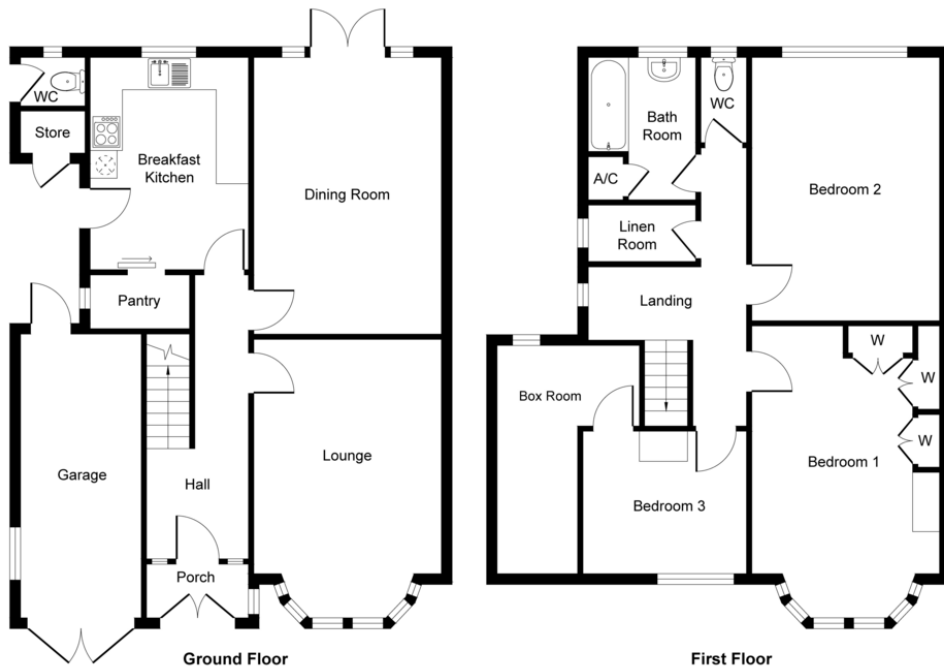
DRIVEWAY

GARAGE 17' 10" x 7' 4" (5.44m x 2.24m)

GOOD SIZE ENCLOSED REAR GARDEN which is not directly overlooked, gardeners wc, outside store room

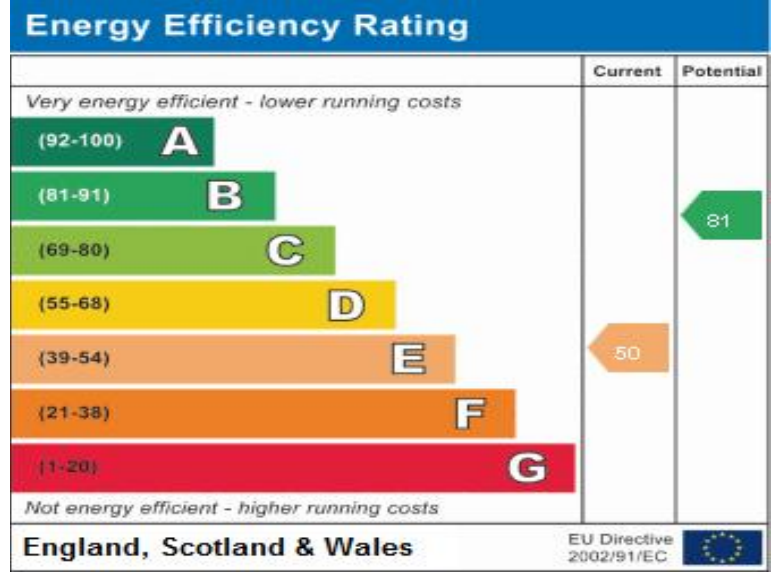


Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Approx. Gross Internal Floor Area 1595 sq. ft. (148.16 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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