



Michael Blanning Gardens, Dorridge

Guide Price £270,000



PROPERTY OVERVIEW

Introducing this charming two bedroom retirement bungalow, nestled within the sought-after location of Michael Blanning Gardens. Conveniently situated within a quiet neighbourhood, this property offers a peaceful and serene lifestyle, while still being in close proximity to local amenities.

With no upward chain, this bungalow presents a fantastic opportunity for those seeking a comfortable retirement abode. As you enter, you are greeted by an entrance hallway leading to a spacious living room, flooded with natural light and complete with an attached conservatory, providing a tranquil spot to relax and unwind.

The fitted kitchen boasts ample storage space and offers the perfect setting for a dining table, creating a wonderful space for entertaining family and friends. The versatility of the second bedroom allows for various uses such as a home office or separate dining room, complementing the spaciousness of the property.



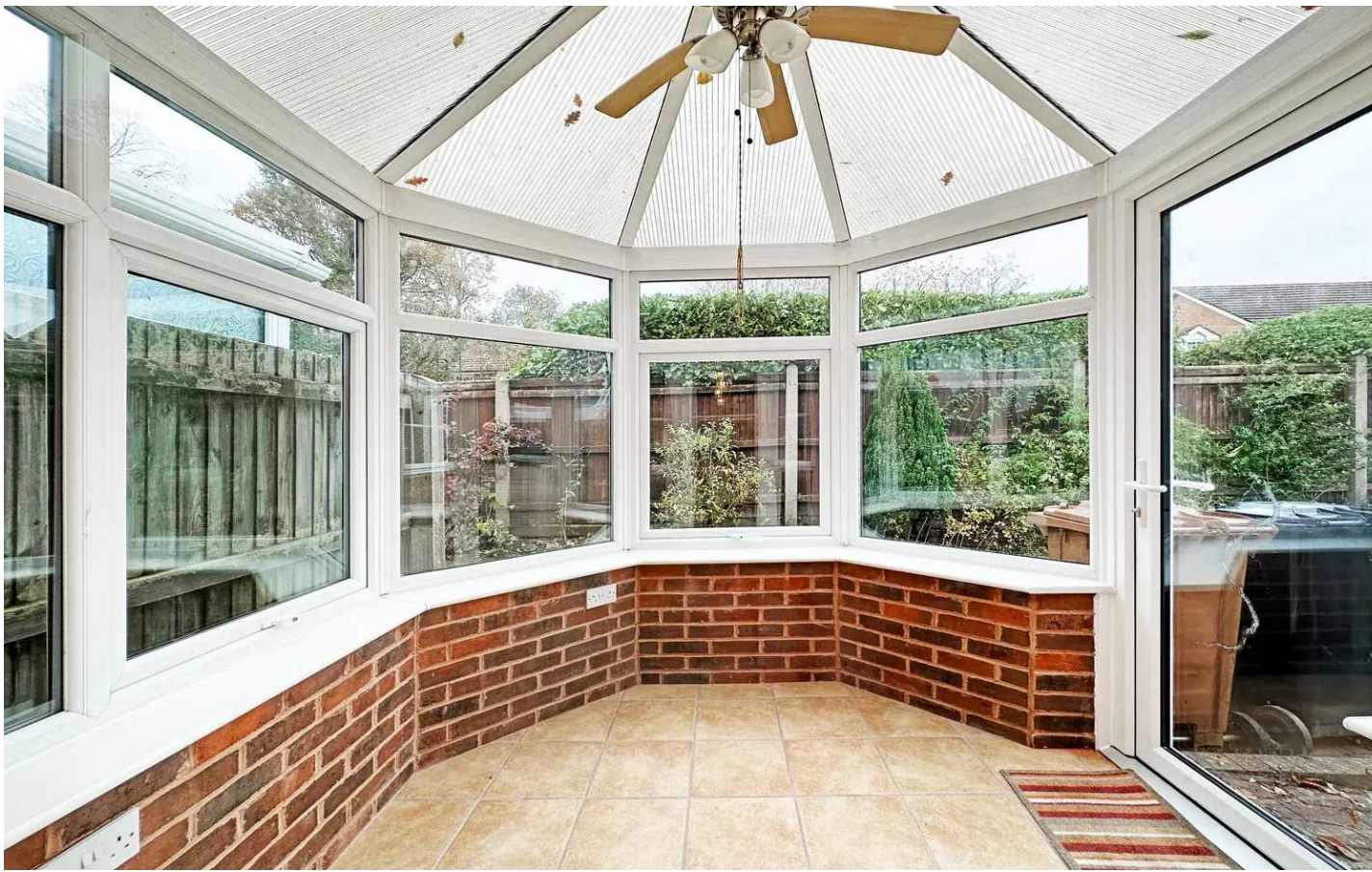
Completing this home is a family bathroom, ensuring the utmost convenience. The communal gardens are meticulously maintained, providing a tranquil atmosphere to enjoy outdoor activities. Residents parking adds to the convenience and practicality of this desirable property.

With its prime location and spacious living areas, this retirement bungalow offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this property your new home. Book your viewing today.

PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy.





A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: D

Tenure: Leasehold

- Two Bedroom Retirement Bungalow
- NO UPWARD CHAIN
- Over 58s
- Set In The Highly Sought After Michael Blanning Gardens
- Living Room With Conservatory
- Fitted Kitchen
- Two Double Bedrooms
- Well Maintained Communal Gardens
- Residents Parking





ENTRANCE HALLWAY

LIVING ROOM

15' 4" x 10' 0" (4.67m x 3.05m)

CONSERVATORY

7' 10" x 7' 2" (2.39m x 2.19m)

KITCHEN

11' 4" x 8' 11" (3.45m x 2.73m)

BEDROOM ONE

9' 8" x 9' 5" (2.94m x 2.87m)

BEDROOM TWO

8' 2" x 7' 9" (2.50m x 2.36m)

BATHROOM

7' 1" x 5' 10" (2.15m x 1.77m)

TOTAL SQUARE FOOTAGE

Total floor area: 53.0 sq.m. = 570 sq.ft. approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

RESIDENTS PARKING

ADDITIONAL INFORMATION

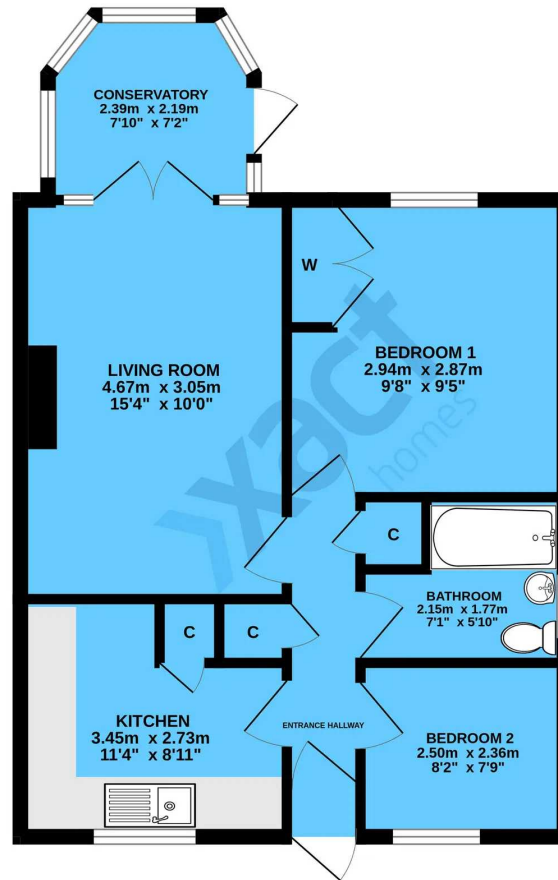
Services - mains gas, electricity and mains sewers.

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.



GROUND FLOOR



TOTAL FLOOR AREA : 53.0 sq.m. (570 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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