



12 MICHAEL BLANNING GARDENS, DORRIDGE, SOLIHULL, B93 8SN

ASKING PRICE OF £239,950

EPC: D Council Tax Band: D



## Location

The sought after village of Dorridge adjoins delightful Warwickshire countryside, with green fields being a short walk from the town centre. Just a few minutes drive away is Solihull which offers an excellent range of amenities including Touchwood Shopping Centre located in the heart of the town. Dorridge itself has a small shopping centre, a village hall, at least three churches, a few small restaurants and also an excellent primary school. It boasts a substantial park. Dorridge Station offers commuter services not only to Birmingham, but also to London and bus services to Knowle and Solihull. The N.E.C., Birmingham International Airport and Railway Station are an approx. 15 minute drive away. The M42 provides convenient links to the M1, M5, M6 and M40 (Birmingham to London) motorways.

- Semi Detached Retirement Bungalow
- Over 58s
- Set in Beautiful Communal Grounds
- Emergency Pull Cord System
- Spacious Lounge/Diner
- Breakfast Kitchen
- Conservatory
- Own Patio Area



A rare opportunity to acquire a two bedroom semi detached retirement bungalow set within the beautiful grounds of Michael Blanning Gardens. The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises; reception hall, breakfast kitchen, spacious lounge, conservatory, two bedroom, large shower room/wc, patio area, communal gardens and parking area. No Upward Chain.

### RECEPTION HALL

**BREAKFAST KITCHEN** 11' 4" x 8' 11" (3.45m x 2.72m)

**SPACIOUS LOUNGE/DINER** 15' 4" x 10' 10" (4.67m x 3.3m)

**CONSERVATORY** 7' 10" x 7' 2" (2.39m x 2.18m)

**BEDROOM ONE** 9' 8" x 9' 5" (2.95m x 2.87m)  
fitted wardrobes

**BEDROOM TWO** 8' 2" x 7' 9" (2.49m x 2.36m)

**LARGE SHOWER ROOM/WC**

**OWN PATIO AREA TO REAR**

**COMMUNAL GARDENS**

**PARKING AREA**

\*\*\* DRAFT DETAILS \*\*\*

Details have not been confirmed by the property owner.  
This is a draft copy only, therefore, we cannot confirm their accuracy.



Leasehold 93 years (from 2024)

Service Charge: £3,500 pa

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





**Ground Floor**

**Approx. Gross Internal Floor Area 570 sq. ft. (53.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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