



88A GRANGE ROAD, DORRIDGE, B93 8QX  
OFFERS IN EXCESS OF £575,000



»X Detached Dormer Property

»X Two / Three Bedrooms

»X Walking Distance To Dorridge Village

»X Significant Scope For Extension

»X Potential For Complete Redevelopment (STPP)

»X No Upward Chain

»X Double Garage

»X Westerly Facing Garden

»X EPC Rating E

## PROPERTY OVERVIEW

Located within easy walking distance to Dorridge park, village and station, this two/three bedroomed detached dormer style property offers significant scope and potential to be extended and / or completely redeveloped subject to the necessary planning permissions. The property is offered to the market with no upward chain and briefly affords:- large tarmacadam driveway. double garage, entrance hallway, open plan living room, office / bedroom three to the front, conservatory, family room, kitchen, large utility, two double bedrooms to the first floor, family bathroom and large westerly facing rear garden offering a most private aspect.

## PROPERTY LOCATION

Situated in a sought after road of Dorridge, the property is conveniently located for all local amenities (including Sainsbury's supermarket) and is situated a short distance from Dorridge Station which provides main line links in to Birmingham Snow Hill and London Marylebone. In addition, the property is located some three miles in distance from Junction 4 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M40. The excellent shopping facilities of Solihull are also located close by (approx four miles) containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

## COUNCIL TAX

Band E

## TENURE

Freehold

## SERVICES

Mains gas, electricity and water

## BROADBAND

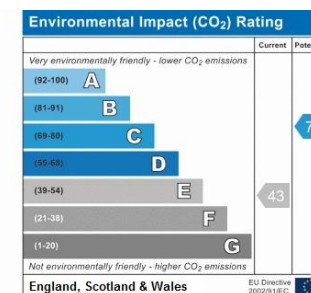
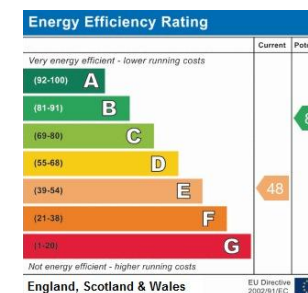
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## GARDEN

Westerly facing

## ITEMS INCLUDED IN THE SALE

Cooker, carpets and blinds





## **PORCH**

## **HALL**

### **LIVING ROOM (L SHAPED)**

21' 5" x 10' 0" (Max) (6.54m x 3.04m)

### **FAMILY ROOM**

10' 9" x 8' 5" (3.27m x 2.57m)

### **CONSERVATORY**

7' 9" x 7' 7" (2.36m x 2.30m)

### **OFFICE / BED THREE**

8' 10" x 8' 0" (2.69m x 2.43m)

### **KITCHEN**

10' 7" x 10' 0" (3.22m x 3.06m)

### **UTILITY**

10' 6" x 9' 7" (3.19m x 2.92m)

### **WC**

## **FIRST FLOOR**

### **BEDROOM ONE**

13' 6" x 9' 9" (4.12m x 2.98m)

### **BEDROOM TWO**

10' 10" x 10' 0" (3.29m x 3.05m)

### **BATHROOM**

## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

16' 3" x 15' 1" (4.96m x 4.61m)

## **LARGE WESTERLY FACING GARDEN**

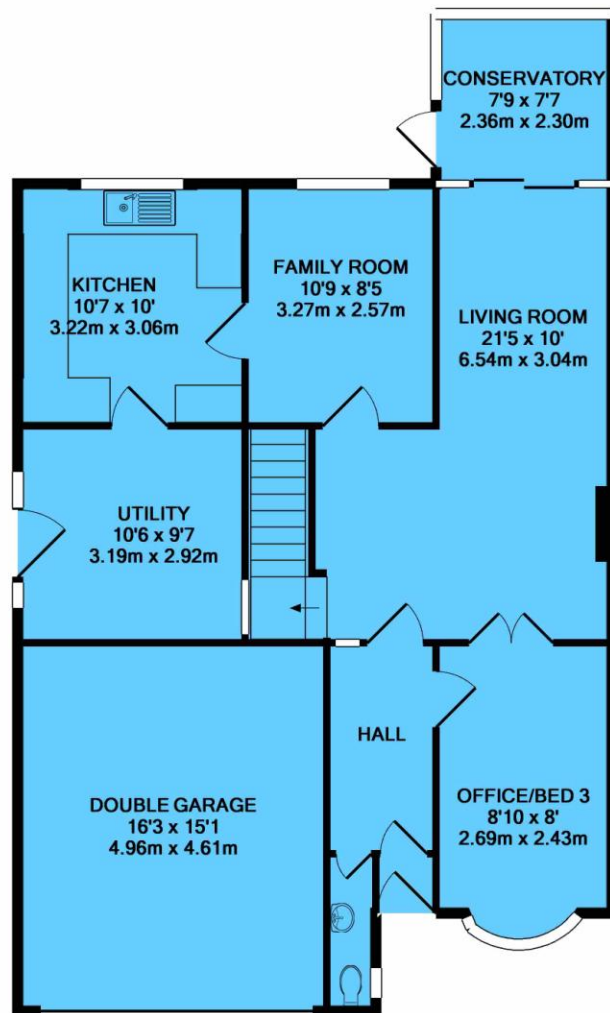




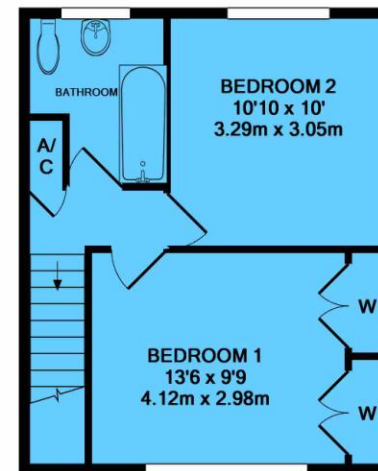








GROUND FLOOR



1ST FLOOR

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. 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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