



Hanbury Road, Dorridge

Guide Price £595,000





## PROPERTY OVERVIEW

Introducing this exceptional two bedroom bungalow, proudly presented to the market with the added bonus of NO UPWARD CHAIN. Situated in the highly coveted area of Dorridge, this property offers an outstanding opportunity for those seeking a project. With its perpetual charm, this bungalow requires modernisation, whilst simultaneously boasting excellent potential for extension or redevelopment subject to necessary planning permission.

Located on a highly sought-after road, this bungalow enjoys a prime position within walking distance to all local amenities and the nearby station. Such convenience ensures effortless connectivity to all key destinations, making it an attractive prospect for families, commuters, downsizers and professionals alike.



As you enter, you are greeted by a spacious entrance hallway, perfectly connecting all rooms and facilitating easy navigation. The large living room is an inviting space to relax or entertain, adorned with a captivating feature fireplace. Adjacent to the living room, a conservatory bathes the area in natural light and offers stunning vistas of the rear garden.



The stunning fitted kitchen seamlessly integrates a dining area, offering the perfect setting to enjoy meals while enjoying views to the front of the property.

The property comprises two generously proportioned double bedrooms, providing ample space for residents to unwind. The principal bedroom benefits from direct access to a well-appointed Jack and Jill family bathroom, blending functionality and practicality seamlessly.

A single garage further enhances the appeal of this bungalow, providing secure storage solutions and additional parking options. The driveway and front garden, comprised of a lush lawn, contribute to the property's attractive street presence.

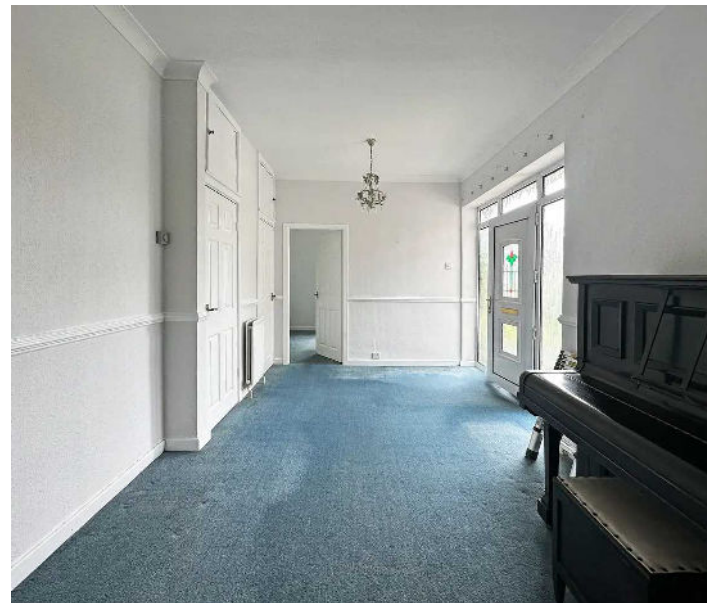


The pièce de résistance of this remarkable bungalow is the westerly facing rear garden. With its expansive dimensions and a delightful patio seating area, it presents the perfect canvas for outdoor entertaining or simply enjoying moments of tranquillity in the privacy of your own oasis.



#### 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.





In summary, this enchanting two bedroom bungalow on a renowned road provides a golden opportunity to create and shape your dream home. Offering an exceptional location, ample potential for expansion, and a tranquil rear garden, this home is poised to exceed expectations.

Council Tax band: D

Tenure: Freehold

- Two Bedroom Bungalow
- NO UPWARD CHAIN
- Prime Dorrige Location
- Scope For Extension Subject To Planning
- Fitted Kitchen / Dining Area
- Living Room & Conservatory
- Two Double Bedrooms
- Lawn Rear Garden
- Single Garage & Driveway





**ENTRANCE HALLWAY**

**KITCHEN / DINING AREA**

13' 9" x 12' 1" (4.20m x 3.68m)

**LIVING ROOM**

20' 0" x 14' 11" (6.10m x 4.55m)

**CONSERVATORY**

9' 10" x 5' 11" (3.00m x 1.80m)

**PRINCIPAL BEDROOM**

14' 11" x 12' 0" (4.55m x 3.65m)

**JACK AND JILL FAMILY BATHROOM**

14' 1" x 8' 0" (4.30m x 2.45m)

**BEDROOM TWO**

9' 10" x 9' 10" (3.00m x 3.00m)

**TOTAL SQUARE FOOTAGE**

Total floor area - 119.0 sq.m. = 1281 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**SINGLE GARAGE**

14' 11" x 8' 0" (4.55m x 2.45m)

**WESTERLY FACING REAR GARDEN**





#### **ITEMS INCLUDED IN SALE**

Stoves integrated oven, Stoves integrated hob, extractor, fridge, Hotpoint freezer, Zanussi washing machine, all carpets, all curtains, all light fittings and a garden shed.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Loft space - partially boarded with ladder and lighting.

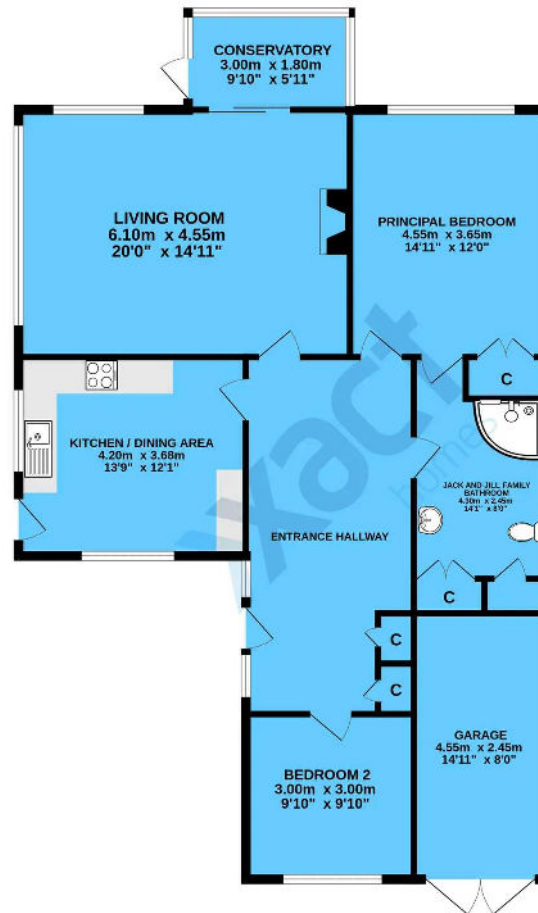
#### **MONEY LAUNDERING REGULATIONS**

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  
119.0 sq.m. (1281 sq.ft.) approx.



TOTAL FLOOR AREA: 119.0 sq.m. (1281 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 misstatement. This plan is for illustrative purposes only and should be used in conjunction with 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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