



107 Hanbury Road, Dorridge, Solihull,
B93 8DL

Price Guide **£475,000**

- Sought After Location
- Three Bedrooms

- Breakfast Kitchen & Conservatory
- Refitted Luxury Shower Room
- Fabulous South Facing Garden

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107 Hanbury Road, Dorridge, Solihull, B93 8DL

107 Hanbury Road is a well-presented, traditional, semi detached property that is situated on a highly popular road in Dorridge within walking distance of the village centre, train station and park. The property is set behind a block paved driveway and benefits from a fabulous, private, southerly facing rear garden that adjoins open parkland and neighbouring Dorridge Primary school. The property briefly comprises: entrance hallway, two reception rooms, conservatory, breakfast kitchen, utility, W/C, three bedrooms, refitted luxury bathroom and garage. Tenure - Freehold.

APPROACH

The property is set back from the road, behind a block paved driveway, bordered by mature hedges and shrubs and enables off road parking for several vehicles. The driveway leads to a UPVC double glazed, enclosed storm porch entrance with UPVC double glazed door to:-

ENTRANCE HALL

Telephone point, single panel radiator, two wall light points, stairs rising to first floor landing, under stairs cupboard and solid oak doors radiating off to:-

FRONT RECEPTION

11' 10" (3.6M) X 12' 10" (3.9M)

Victorian reproduction, ornamental fireplace with open fire, TV point, double panel radiator, ceiling light point, three wall light points, UPVC double glazed window to the front aspect.

REAR RECEPTION

10' 6" (3.2M) X 12' 10" (3.9M)

TV aerial point, double panel radiator, two wall light points, ceiling light point, UPVC double glazed sliding patio doors to:-

CONSERVATORY

11' 2" (3.4m) X 10' 10" (3.3m)

Good-sized conservatory overlooking looking the rear garden with electric wall heater, three double wall sockets, double sliding doors to garden.

BREAKFAST KITCHEN

11' 10" (3.6M) X 10' 6" (3.2M)

A well appointed fitted kitchen comprising a range of light oak wall and base units with granite effect roll top work surfaces and breakfast bar, complementary ceramic tiling to splash back areas, 1½ bowl, single drainer sink unit, integrated ceramic hob and Bosch double oven, canopy cooker hood, ceramic tiling, plumbing for dishwasher, chrome ornamental radiator, space for a fridge/freezer next to pull-out larder, UPVC double glazed window to rear and glazed door to cupboard / utility.

REAR LOBBY

Space and plumbing for washing machine and dryer, door to W/C and UPVC double glazed door to rear garden.

W/C

Low level flush W/C, hand wash basin, ceramic tiling to splash back areas, single panel radiator, UPVC double glazed window to side.

FIRST FLOOR



UPVC double glazed window/fire escape window to side aspect, loft access with pull down ladder, solid oak doors to bedrooms one, two and three and family bathroom.

BEDROOM ONE (FRONT)

10' 10" (3.3M) X 12' 10" (3.9M) INTO BAY WINDOW

Double panel radiator, beautifully appointed fitted wardrobes with mirrored sliding doors, ceiling light point, three double sockets, UPVC double glazed bay window to the front aspect.



BEDROOM TWO (REAR)

11' 10" (3.6M) X 10' 2" (3.1M)

Single panel radiator, beautifully appointed fitted wardrobes with mirrored sliding doors, ceiling light point, UPVC double glazed French casement window to the rear aspect.

BEDROOM THREE (FRONT)

6' 11" (2.1M) X 8' 10" (2.7M)

Solid wood flooring, single panel radiator, ceiling light point, UPVC double glazed French casement window to the front aspect.

REFITTED LUXURY SHOWER ROOM

A recently refitted contemporary three piece suite comprising, under floor heating, two speaker music centre, wall hung Vitra rimless toilet with fresh box and soft close seat, matching bidet, high spec hand wash basin with black gloss vanity unit with two storage drawers beneath and mirrored vanity cupboard with light and shaver point above, walk in shower with thermostatic shower unit with two shower heads, glass screen, complementary porcelain ceramic tiling to walls and floor, chrome towel radiator, obscure UPVC double glazed window to the rear aspect.



SOUTH FACING GARDEN

A superb south facing, well-established rear garden mostly laid to lawn with shrubs and tree lined borders. A path leads to an enclosed section of the garden that has gated access to the adjoining parkland. There is a paved patio area that has side access to the front of the property.

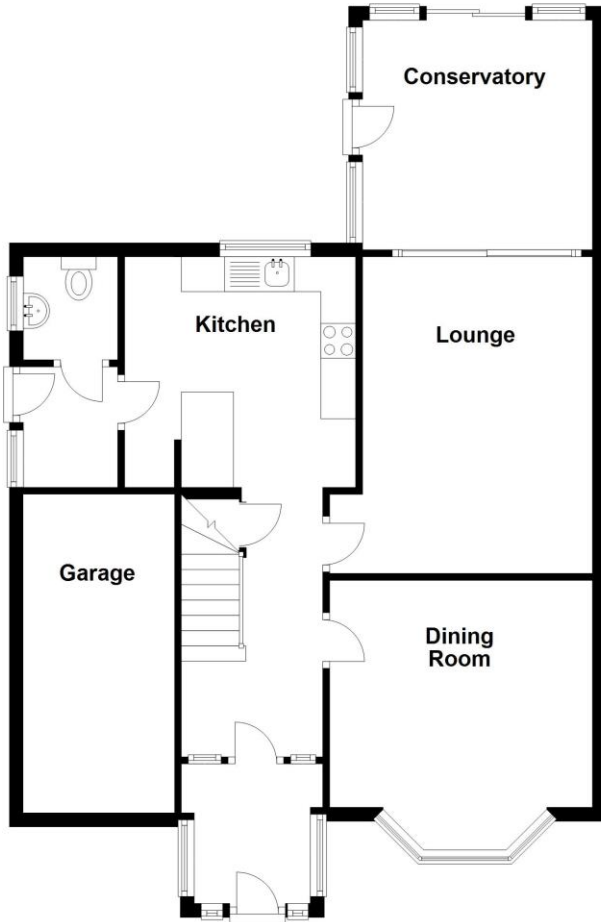
GARAGE

7' 3" (2.2M) X 15' 5" (4.7M)

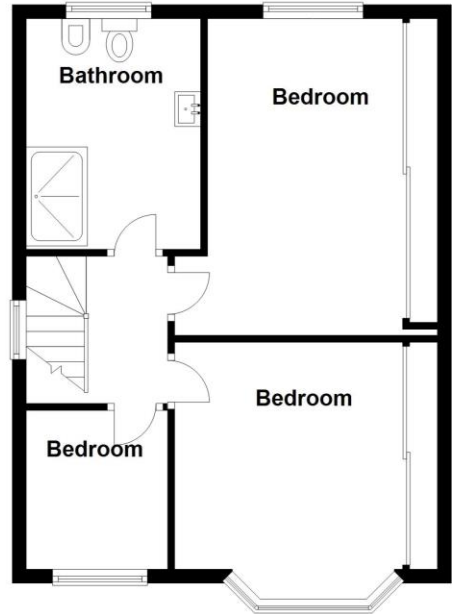
Single garage with power, lighting and a recently installed Valliant combi-boiler.



Ground Floor
Approx. 78.9 sq. metres (848.9 sq. feet)



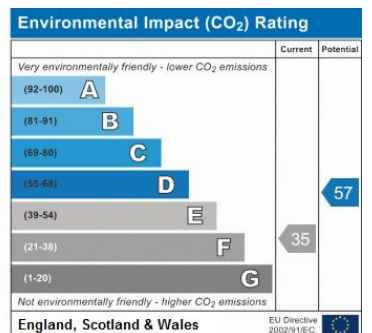
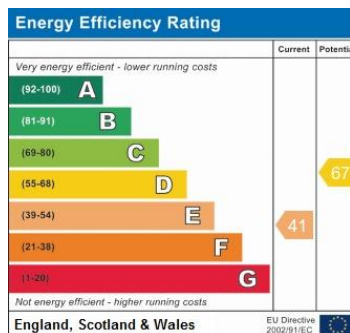
First Floor
Approx. 47.1 sq. metres (507.1 sq. feet)



Total area: approx. 126.0 sq. metres (1356.0 sq. feet)



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