



**57 Hanbury Road, Dorridge, Solihull,  
B93 8DN**

Price Guide **£649,950**

- Superbly Refurbished & Remodelled
- Three Double Bedrooms
- Beautiful Kitchen/Diner & Utility
- Private Southerly Facing Garden
- Within Walking Distance to Dorridge Village & Train Station
- Large Family Bathroom & Ensuite
- Planning Permission for Single Storey Extension

**0121 709 3300**

# 57 Hanbury Road, Dorridge, Solihull, B93 8DN

A stunning detached property which has been remodelled & totally refurbished throughout to a very high standard & is situated on a popular road overlooking the green. Set behind a wide tarmacadam drive, the property is entered via the porch into a spacious hallway with guest cloakroom and doors leading off to a delightful lounge & beautiful light filled kitchen/diner, fitted with modern units with peninsula & quartz worktops and door leading to utility. On the first floor the large bright landing has doors leading to three double bedrooms, the second has fitted wardrobes & benefits from an ensuite, large bathroom with bath & walk in shower fitted with Hansgrohe fittings & Porcelanosa tiling. The property enjoys a good size well established private garden with a South easterly facing aspect.

## APPROACH

## ENTRANCE HALL

14'9" (4.49M) X 7'5" (2.26M)

## CLOAKROOM / WC

## LOUNGE

19'7" (5.98M) X 11' 11" (3.64M)

## KITCHEN/DINER

28' 3" (8.62M) X 9' 7" (2.92M)

## UTILITY

7'10" (2.38M) X 7' 2" (2.20M)

## FIRST FLOOR LANDING

19' 0" (5.79M) X 5' 11" (1.80M)

## BEDROOM ONE (FRONT)

15' 2" (4.63M) X 11' 9" (3.59M)

## BEDROOM TWO (FRONT)

15' 2" (4.63M) X 9' 6" (2.90M)

## ENSUITE

## BEDROOM THREE (REAR)

11'9" (3.59M) X 8' 11" (2.74M)

## BATHROOM

12' 9" (3.88M) X 10' 7" (3.22M) MAX

## GARAGE/STORE

11'4 (3.45M) X 8' 2" (2.48M) MAX

## SOUTHERLY REAR GARDEN



Situated on a popular road around the green, in the sought-after village of Dorridge & nestled on the edge of open countryside.

The property is conveniently located for all amenities & within easy walking distance for shopping, the train station with links to London Marylebone & Birmingham Snowhill, Dorridge Infant & Junior school & highly sought-after Arden Academy.

In addition, there are a wide range of recreational clubs/facilities including Knowle & Dorridge cricket & tennis clubs, Silhillians Rugby club & private gyms- David Lloyd, Virgin, Bannantyne are all close by.

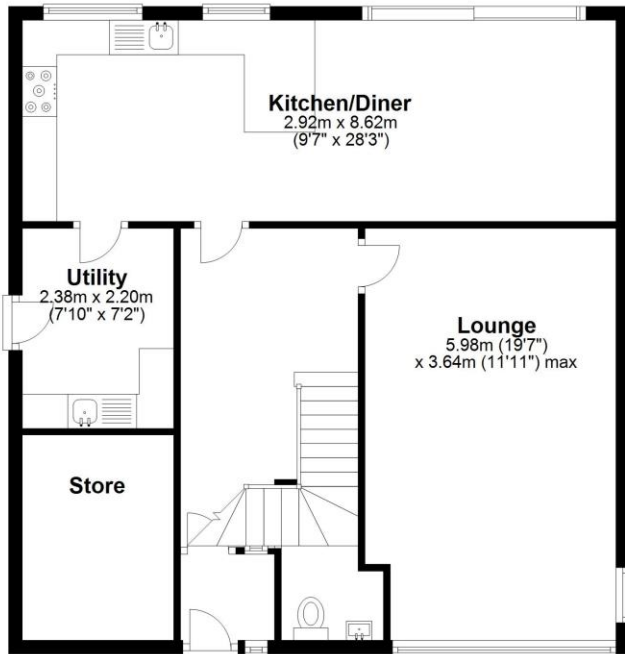
A short drive away is Solihull town centre which offers excellent state & independent schools. Touchwood shopping centre with John Lewis department store, a wide range of shops & independent restaurant, bars and cinema.

Dorridge is very easily accessible to the M40 & M42 motorway networks, Birmingham International airport, train station, Resorts World & Genting Arena are only 4 miles away close to Junction 6 off the M42.



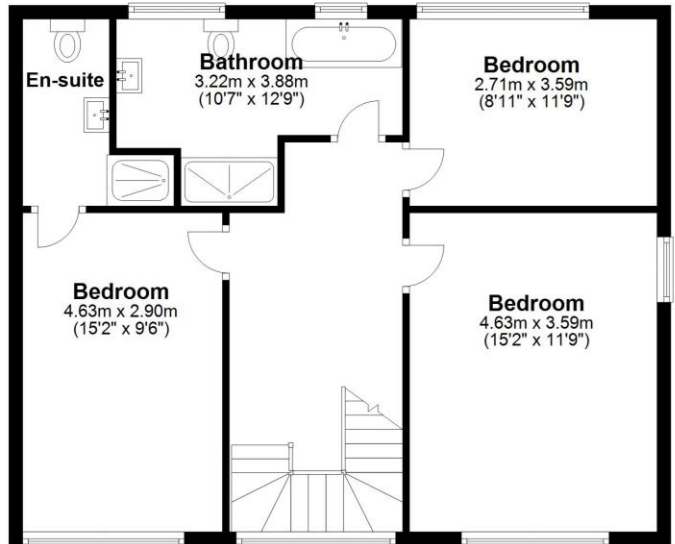
### Ground Floor

Approx. 77.6 sq. metres (835.0 sq. feet)



### First Floor

Approx. 68.5 sq. metres (737.7 sq. feet)



Total area: approx. 146.1 sq. metres (1572.6 sq. feet)



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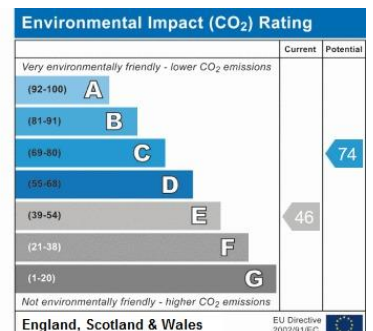
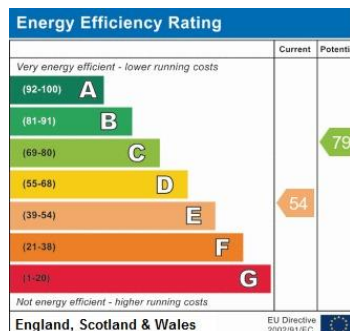
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