y

Bartleys
Estate Agents









92 Grange Road, Dorridge, Solihull B93 8QX

Price Guide £825,000

- Within walking distance to Dorridge Village & Station
- *Three/Four Bedrooms
- Open plan Kitchen, Living & Dining area
- Large Utility/Boot room
- Planning permission for a Detached, Double Garage
- Energy Efficiency Rating - C

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

92 Grange Road, Dorridge, Solihull B93 8QX

Situated on the edge of the Warwickshire countryside, opposite Dorridge Park and just a short walk to the village and train station, this perfectly located, beautifully appointed three bedroomed dormer bungalow which has recently been renovated to a high standard throughout. Set behind a large gravel driveway behind mature hedging, the property has a wide frontage and sits within a generous plot and offers 1,928 sq. ft of versatile living space.

On the ground floor, the welcoming entrance hallway with storage cupboard and guest cloakroom, leads through to the spacious open- plan- kitchen/dining/living room providing a great space for entertaining.



This beautiful light filled area, is certainly the hub of the home with a stunning painted in -frame kitchen, with central island providing seating space for bar stools, quartz worktops and matching splashback, Siemens & Bosch built in appliances, and a Quooker hot water tap. French doors lead out to the garden and side patio area.

The lounge and downstairs double bedroom are of a similar size and offer versatile accommodation as both could easily be used as bedrooms- large bay windows flooding the rooms with light, overlook the private frontage.

The good sized utility/boot room provides space for appliances and storage and has direct access to the garden.



The beautiful downstairs bathroom, with roof lantern, has recently been completed. Upstairs are two further bedrooms - one with fitted wardrobes and wonderful views overlooking the park, and a Jack and Jill en-suite.

Outside:

The delightful, good size established garden is totally private with mature trees to all sides and offers good space ideal for a garden studio/home office.

There is a gravelled patio area leading directly from the kitchen and a further large, gravelled area to the side giving access to the front, where there is planning permission for the erection of a detached double garage & conversion of existing garage to a bedroom - PL/2004/01981/MINFHO









92 Grange Road, Dorridge, B93 8QX

Approximate Gross Internal Area = 179.1 sq m / 1928 sq ft
(Including Garage)

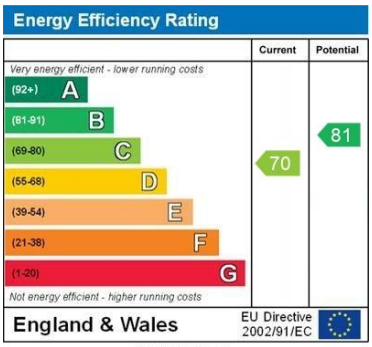


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1220872)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

Zoopla.co.uk
Find a Property.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman SALES
OFT Approved code
Radarhomes.co.uk



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.