



**16 Dorchester Road,
Solihull, West Midlands, B91 1LW
Offers In The Region Of £825,000**

Located on the popular and well-regarded Dorchester Road, this substantial detached property offers great scope for refurbishment throughout and has potential for extension to the side and rear (subject to the necessary planning permissions). In brief, the accommodation comprises; four bedrooms, family bathroom (plus separate WC and further wash room), three reception rooms (including conservatory), breakfast kitchen, downstairs WC (plus gardener's WC), and covered side passageway. It further benefits from a large rear garden, integral single garage, detached double garage, and ample driveway parking to the front.

This property is being offered for sale with no onward chain.

The town of Solihull offers an excellent range of amenities to include the renowned "Touchwood" shopping centre and "Tudor Grange" leisure centre with swimming pool, park and athletics track. There are schools to suit all age groups, including public and private schools for both boys and girls. The nearest railway station ("Widney Manor") is only 0.4 miles away and provides direct trains to Solihull, Birmingham City Centre, Stratford-upon-Avon, and Worcester. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 20-minute drive, while the nearby M42 (J5) provides fast links to the M5, M6 and M40 motorways.



Situated on a corner plot, this property is set back from the road behind a lawned foregarden and is screened from the road by a range of mature hedges, scrubs and trees. The in-and-out tarmacadam driveway provides parking for multiple vehicles and also, gives access to the single integral garage and detached double garage. The glazed front door opens into:

Entrance Porch

5'10" x 3'11" (1.80m x 1.20m)

With obscure UPVC double glazed leaded light window to the front and quarry tiled flooring. Pair of obscure glazed doors into:

Hallway

20'11" x 6'10" (6.40m x 2.10m)

With UPVC double glazed leaded light window to the front, staircase rising to the first floor, feature panelling to the walls, and radiator. Door into:

Downstairs WC

With obscure UPVC double glazed window to the front, low level WC, corner wash hand basin, and radiator.

Living Room

17'0" (plus bay window) x 13'9" (max) (5.20m (plus bay window) x 4.20m (max))

With UPVC double glazed bay window to the front, further UPVC double glazed window to the side, feature brick fireplace with hearth, fitted TV stand, and two radiators. UPVC double glazed door with matching side window into:

Conservatory

13'9" x 10'5" (4.20m x 3.20m)

Of timber construction; with UPVC double glazed roof, UPVC double glazed windows to three sides, part glazed door to the side, and pair of double glazed doors leading to the rear garden.

Dining Room

14'1" (max) x 12'9" (plus walk-in bay window) (4.30m (max) x 3.90m (plus walk-in bay window))

With UPVC double glazed leaded light bay window to the rear, UPVC double glazed leaded light door leading to the rear garden, and radiator.

Breakfast Kitchen

• Kitchen Area

12'1" x 9'6" (3.70m x 2.90m)

With UPVC double glazed window to the rear, fitted kitchen with a range of wall, drawer and base units with work surface over, inset two bowl/single drainer stainless steel sink with mixer tap over, built-in electric double oven and grill, inset 4-ring gas hob with extractor fan over, space and plumbing for a washing machine, and radiator. Part glazed door into:

• Breakfast Area

12'9" x 6'6" (3.90m x 2.00m)

With UPVC double glazed window to the rear and built-in corner dining bench. Opening into:

Covered Side Passageway

With doors leading to the front and rear of the property, as well as to the integral garage. Further door into:

Gardener's WC

With low level WC.

Single Integral Garage

17'0" x 9'2" (5.20m x 2.80m)

With up-and-over door to the front, lighting, power, and wall mounted gas-fired "Worcester" central heating boiler.

First Floor Landing

With hatch giving access to the roof space, UPVC double glazed windows to the front, doors to mirror fronted storage cupboard and additional storage cupboard, and radiator.

Bedroom One

17'0" x 13'9" (max) (5.20m x 4.20m (max))

With UPVC double glazed windows to the front, side and rear, range of built-in wardrobes, and two radiators.

Bedroom Two

12'9" (plus bay window) x 11'9" (max) (3.90m (plus bay window) x 3.60m (max))

With UPVC double glazed bay window to the rear, range of built-in wardrobes with mirror fronted sliding doors, and radiator. Door into:

Wash Room

With low level WC and wash hand basin.

Bedroom Three

12'5" x 9'10" (3.80m x 3.00m)

With UPVC double glazed window to the rear, range of built-in wardrobes, and radiator.

Bedroom Four

12'1" x 8'10" (3.70m x 2.70m)

With UPVC double glazed window to the front, built-in wardrobe, and radiator.

Family Bathroom

10'2" x 5'6" (3.10m x 1.70m)

With obscure UPVC double glazed window to the rear, 3-piece suite comprising; panelled bath, shower cubicle with mains fed shower over, and pedestal wash hand basin. Door into:

Airing Cupboard

Housing the immersion heater with additional shelving above, and radiator.

Separate WC

5'2" x 2'11" (1.60m x 0.90m)

With obscure UPVC double glazed window to the side and low level WC.

Large Rear Garden

Mainly laid-to-lawn with a range of plants, shrubs and trees. The garden is bound on all sides by mature hedging and has an ornamental pond.

Detached Double Garage

With two metal up-and-over doors to the front.

Additional Information

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a highest available upload speed of 1,000 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Likely' and 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Solihull Metropolitan Borough Council - Band G

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler, which is located in the single integral garage.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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