




HARTS
AGENTS FOR FINE HOMES

**43 Dorchester Road, Solihull
B91 1LW**

**Guide Price
£850,000**



Harts are delighted to offer for sale this superbly presented traditional family home located in a well-regarded residential road in central Solihull. Owned by the same family for over 20 years, this beautiful home offers open plan modern living alongside some lovely traditional features such as large bay windows, well-proportioned rooms and parquet flooring.

Number 43 Dorchester Road sits in a sought after residential location ideal for families wanting to be close to all the great amenities Solihull town centre has to offer, and not only within walking distance of family activity centres, but a short stroll away to the railway station for more distant journeys. It also currently lies in the Tudor Grange school catchment area. The property is set back from the road and faces the junction with Beaminster Road which gives the feeling of space and privacy to the fore. The current family have modernised and updated the property over the years to suit their modern family way of life.

We really recommend an internal viewing of the property to fully appreciate the spacious accommodation on offer.

APPROACH Benefitting from a fenced and walled foregarden with a small area of lawn, the front garden offers lots of space for parking multiple cars and gives access to the entrance porch and garage,

ENTRANCE PORCH With pedestrian entrance door to the garage and composite front door through to :-

RECEPTION HALLWAY A beautifully presented entrance hall with traditional style parquet flooring, doors through to living room, useful understairs storage cupboard and kitchen/dining/family room

UNDERSTAIRS STORAGE CUPBOARD

LIVING ROOM A bright and airy reception room with large bay window overlooking the foregarden, parquet flooring, feature fireplace with marble hearth and wooden mantle over, inset downlighters.

OPEN PLAN MODERN DINING KITCHEN/FAMILY ROOM Situated at the rear of the property with bi-folding doors allowing the merging of the inside space into the pretty rear garden, so ideal when large family gatherings or entertaining guests. With wooden flooring throughout, the kitchen is fitted with a range of modern eye and base level units and soft close drawers in light and dark grey tones, complementary work surfaces, inset stainless steel one and a half bowl sink unit with mixer tap and hot water tap over. With built in Neff oven and microwave oven together with warming drawer, induction hob with extractor over, integrated dishwasher, built in fridge and useful full height pantry unit.

The generous dining area offers lots of space for informal dining and entertaining guests, alongside a cosy family area with woodburner ideal for comfy seating.





UTILITY ROOM With space and plumbing for washing machine, space for freezer, built in storage cupboards and stainless steel sink unit. Window to side elevation.

DOWNSTAIRS SHOWER ROOM A great addition to the ground floor accommodation. With shower cubicle, low flush WC, wash basin with storage beneath and skylight window.

OFFICE Ideally located at the rear of the property with views of the rear garden.

ON THE FIRST FLOOR With loft access hatch to a part boarded loft space.

BEDROOM (REAR) A well-proportioned main bedroom with built in mirrored wardrobes and window to rear elevation. Door through to:-

EN SUITE SHOWER ROOM With built in shower cubicle, wash basin with fitted storage, low flush WC and window to rear elevation.

BEDROOM (FRONT) A double bedroom with window to front elevation and benefitting from a walk in wardrobe/storage cupboard.

BEDROOM (FRONT) Another good size double room with large bay window to the front elevation.

DUAL ASPECT BEDROOM A bright double bedroom with windows to both front and rear elevations.



REFITTED FAMILY BATHROOM Recently updated by the present owners this large family bathroom has tiling to splashback areas, shower cubicle, jacuzzi style bath with hand-held shower attachment, wash basin with storage beneath, low flush WC, inset downlighters and window to rear elevation.

GARAGE A single garage currently housing the 2 year old combination boiler.

REAR GARDEN WITH EASTERLY ASPECT A mature rear garden being mainly laid to lawn surrounded by established trees and shrubs and with gated access at the side to the front of the property. This lovely outside space has a deck area directly from the property perfect for al fresco dining, as well as a further seating area further down the garden which currently homes the hot tub which could be available by separate negotiation.

LOCATION – SOLIHULL

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, a large variety of shops, café's, and cinema, as well as Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

Energy Performance Rating: C

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band F

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, 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.



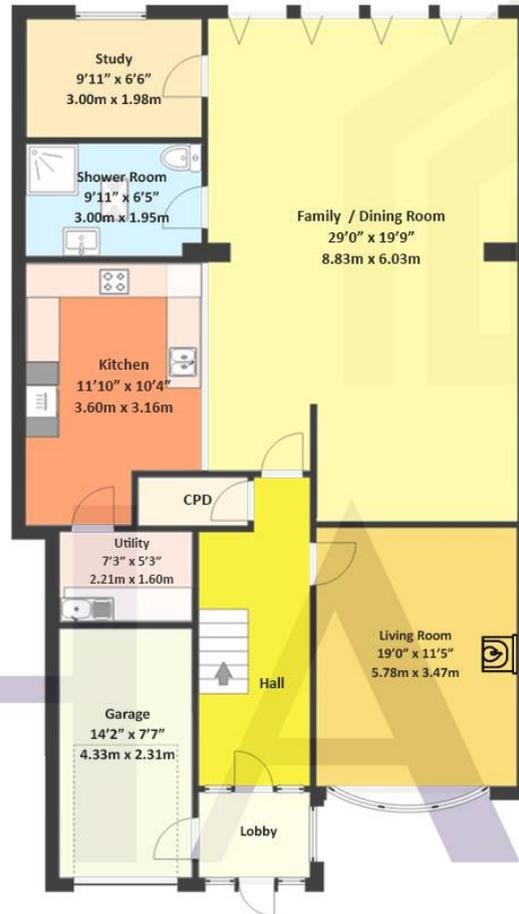




Total Internal Space 196.28 square metres / 2113 square feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79
		EU Directive 2002/91/EC	

Ground Floor



First Floor



