

Portfolio
Collection



83 Manor Road, Dorridge, Solihull, B93 8TT

Hunters

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🏠 Five Bedrooms & Three Bathrooms
🏠 Three Reception Rooms

🏠 Deep Double Width Garage
🏠 Kitchen & Breakfast Room

🏠 Stunning 0.2 Acre Plot & Rear Garden
🏠 Well Presented & Specified

🏠 Half a Mile to Village Centre
🏠 No Upward Chain

This five bedroomed detached house, one of just four properties built by Parkridge Homes in 1999, enjoys the most superb 0.2 acre plot, well stocked and established south westerly facing garden and a convenient location within just half a mile of the village centre. The property, which is available with no upward chain, has a bathroom and two en suites, three reception rooms, a deep double width garage, a practical kitchen with adjoining breakfast room and all well served by a village which has a small square, a recently opened Sainsburys store and a railway station which is on the Chiltern line providing commuter services between London Marylebone and Birmingham Snow Hill. The property is well served by excellent local schools with further local amenities offered by the neighbouring village of Knowle and by Solihull town centre which, within just four miles, provides more comprehensive recreational, social and shopping facilities including Touchwood and its John Lewis department store. Junction 4 of the M42 is within 2 miles and leads to the Midlands motorway network, the NEC, International Airport and railway station.

The accommodation comprises:

RECEPTION HALL having an oak boarded floor, door to the garage, staircase with timber handrail to the first floor, a useful cloaks cupboard and a

CLOAKROOM having a white suite with wc, hand basin, glazed window to the side and an understairs storage cupboard.

LIVING ROOM 17' 6" x 12' 10" (5.34m x 3.93m) having an ornate Louis style fire surround with raised marble hearth with inset and fitted living flame gas fire, a small window to the side and French doors with side screens overlooking the rear garden and opening to the terrace.

An archway from the reception hall provides access to the

DINING ROOM 15' 7" x 10' 0" (4.75m x 3.05m) with dado and French doors with side screens overlooking the rear garden and opening to the terrace.

STUDY (REAR) 9' 3" x 8' 0" (2.84m x 2.46m) having built in study furniture with desk, drawers, knee recess, cupboard and downlighters above.

KITCHEN (FRONT) 15' 10" x 10' 0" (4.84m x 3.06m) having a tiled floor throughout, a range of washed blue pine fronted kitchen units with porcelain handles, storage cupboards, base units and drawers complemented with granite work surfaces, tiling, stainless steel sink and bowl with mixer tap, Neff four ring gas hob with filter fan above, built in oven, grill and dishwasher, window to the front, spotlighting, smaller window to the side and an archway to both the laundry/utility and the

BREAKFAST ROOM 10' 2" x 9' 7" min / 11' 7" max (3.11m x 2.93m min / 3.55m max) with a window overlooking the rear garden.

LAUNDRY UTILITY 5' 2" x 7' 4" (1.59m x 2.25m) having a continuation of the tiled floor from the kitchen, a wall mounted Potterton gas central heating boiler, units matching those of the kitchen, wall mounted storage cupboard, base unit, sink and drainer with mixer tap, space and plumbing for washing machine, dishwasher and fridge freezer.

The staircase with timber handrail and balustrade leads from the reception hall to the

FIRST FLOOR AND OPEN PLAN LANDING AREA with a return of the handrail and balustrade, a dormer window to the front of the property and two doors opening to a large double width airing/linen cupboard.

BEDROOM ONE 17' 8" x 16' 5" (5.39m x 5.01m) a large main double bedroom over the garage with twin dormer windows to the front, built in wardrobes, drawers, dresser and an

EN SUITE BATHROOM having a white suite with full height tiling, panelled bath having side mounted mixer tap and shower attachment and vanity unit with semi recessed hand basin, wc with concealed cistern and Velux skylight.

BEDROOM TWO (REAR) 14' 0" x 12' 10" (4.28m x 3.92m) with wood laminate floor, built in wardrobe units, dormer window overlooking the rear garden and an

EN SUITE SHOWER ROOM having a white suite with full height tiling, corner shower cubicle, hand basin, wc and glazed window.

BEDROOM THREE 10' 1" x 13' 5" (3.09m x 4.09m) a good sized double bedroom with dormer window enjoying delightful views to the rear.

BEDROOM FOUR (FRONT) 13' 9" x 8' 10" (4.20m x 2.71m) with dormer window and Velux skylight, a built in double and single wardrobe with corner display shelving, cupboards and drawers.

BEDROOM FIVE 9' 10" x 10' 0" (3.00m x 3.05m) with built in wardrobes and dormer window overlooking the rear garden.

BATH AND SHOWER ROOM a good sized room having a white suite with half height tiling, a large oval bath with side mounted mixer tap and shower attachment, corner shower cubicle, vanity unit with semi recessed hand basin and wc and window to the side.

OUTSIDE The property stands behind a wide block paved drive which gives access to the

DEEP DOUBLE WIDTH GARAGE 22' 11" x 17' 11" (7.0m depth x 5.48m width) with twin automatically operated timber "up and over" doors, lighting, power, window, door to the rear and access to the reception hall.

A gate to the left of the property leads to the rear of the garage and a timber garden shed, timber framed greenhouse and a neat lawn with well stocked beds, mature laurels and oaks providing privacy. The path continues around the side of the property to the

REAR GARDEN which enjoys a delightful south westerly aspect being beautifully well stocked with mature trees, shrubs and having fenced boundaries, a neat lawn, a full width paved patio area with access from living room and dining room, with external power and lighting. The patio continues around to the right of the property with a cold water tap, access to the laundry and a further gate onto the front drive.



GENERAL INFORMATION

VIEWING

Only through Hunters Knowle Office – Tel: 01564 770707

EPC C 72/ 80

COUNCIL TAX

Please refer to www.voa.gov.uk to verify this information.

TENURE

The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

CONSENTS

We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING

Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01564 770707 for your free quotation.

AGENTS OPINION

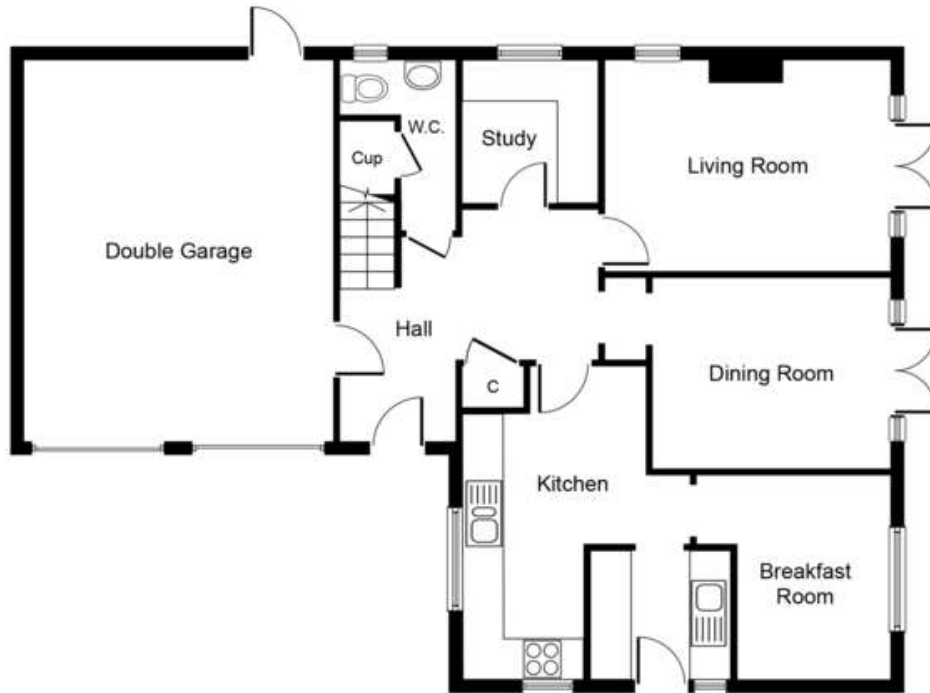
These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING

Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 01564 770707 to arrange to speak with an expert.



FLOOR PLAN



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

