



# Earlswood Road, Dorridge

## Offers In Excess Of £600,000

- HALLWAY
- KITCHEN DINER
- MASTER BEDROOM WITH EN SUITE
- BATHROOM
- FRONT DRIVEWAY
- LOUNGE
- GROUND FLOOR SHOWER ROOM
- THREE/ FOUR FURTHER BEDROOMS
- GARAGE & CAR PORT
- REAR GARDEN

Earlswood Road is a most desirable road in the popular village of Dorridge, which is located some 4 miles from the centre of Solihull and offers a superb opportunity to live in a location which boasts the best that Solihull can offer.

There is excellent facilities within the village including a shopping centre, a railway station that offers commuter services into London and Birmingham and outstanding schooling including Dorridge Infant and Juniors and the renowned Arden Secondary School.

There are areas of open countryside for recreation near to the village and access via the M42 to the whole of the Midlands Motorway network.

An excellent location therefore for this five/four bedroom detached house offering superb potential for further extension and refurbishment on this most sought after road

Set back from the road via a front driveway with side lawn leading to a carport and a wooden door opens into the

### HALLWAY

### LOUNGE

20'11 x 11'11 (6.38m x 3.63m)



### KITCHEN DINER

19'11 x 9'5 (6.07m x 2.87m)



### GROUND FLOOR SHOWER ROOM

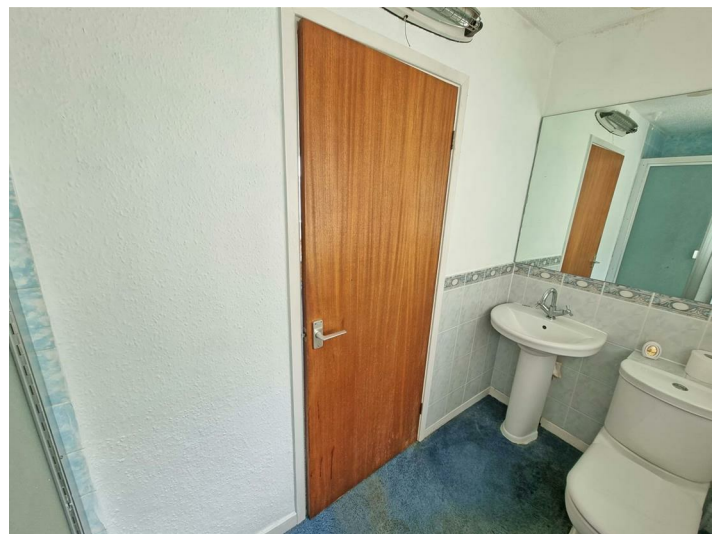
### LANDING

### MASTER BEDROOM

15'9 x 10'2 (4.80m x 3.10m)



### EN SUITE



### BEDROOM 2

12' x 10'11 (3.66m x 3.33m)

**BEDROOM 3**  
12'0 x 8'8 (3.66m x 2.64m)



**REAR GARDEN**



**BEDROOM 4**  
10'11 x 9'5 (3.33m x 2.87m)

**BEDROOM 5/DRESSING ROOM**  
9'5 x 8'9 max (2.87m x 2.67m max)

**BATHROOM**

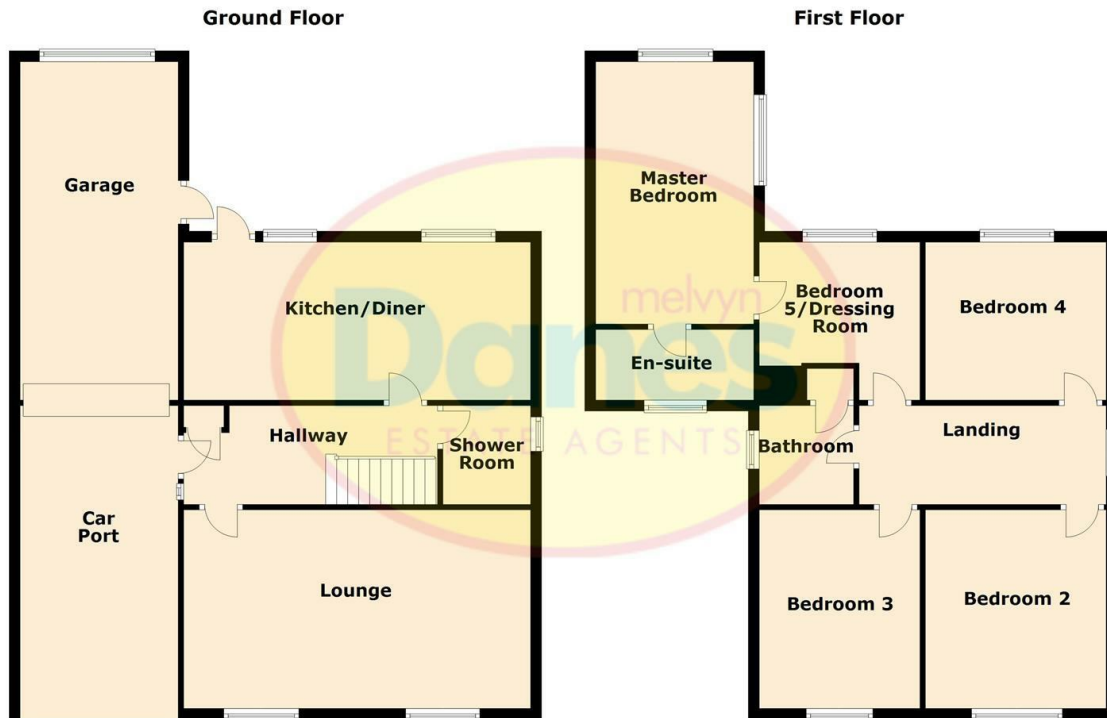


**GARAGE**  
20'5 x 10'3 (6.22m x 3.12m)

**CAR PORT**

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** F

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
84 Earlswood Road Dorridge  
Solihull B93 8RH

**Council Tax Band:** F

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

Current rating: 53 (E)  
Potential rating: 74 (C)