



smarthomes



- A Substantial Detached Family Home Requiring Complete Refurbishment
- Five Good Size Bedrooms
- Two En-Suite Shower Rooms
- Two Reception Rooms

Glendon Way, Dorridge, Solihull, B93 8SY

£700,000

A substantial detached family home situated on a most popular modern development now in need of complete refurbishment. Offering accommodation comprising a welcoming entrance hallway, spacious through lounge, dining room, breakfast kitchen, utility room, guest W.C., five good size bedrooms, two en-suite shower rooms, family bathroom, West facing rear garden, double garage, driveway parking and no upward chain. Council Tax Band – G. EPC Rating – C.



Property Description

The property is set back from the road behind a tarmac driveway providing off road parking with a laid lawn area to side and a storm porch with a hardwood glazed front door leading into

Entrance Hallway

With ceiling light points, radiator, wooden staircase leading to the first floor accommodation and doors leading off to

Spacious Through Lounge

28' 6" x 11' 5" (8.7m x 3.5m) With UPVC double glazed bay window to front elevation, aluminium framed double glazed patio doors to rear, wooden flooring, two wall mounted radiators, dado rail, two ceiling light points and a living flame gas fire with marble hearth, inlay and wooden surround



Dining Room to Rear

14' 9" x 10' 5" (4.5m x 3.2m) With a walk in double glazed bay window to rear elevation, wooden flooring, radiator and ceiling light point



Breakfast Kitchen to Rear

16' 0" x 13' 1" max (4.9m x 4m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Space and plumbing for dishwasher, tiling to splash back areas, wooden flooring, radiator, ceiling light points, a double glazed window to the rear aspect, double glazed French doors to rear garden and a door to

Utility Room

7' 10" x 5' 2" (2.4m x 1.6m) Fitted with a range of wall and base units with a work surface over incorporating a composite sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, wooden door to side passage, tiling to splash back area, wooden flooring, central heating radiator and ceiling light point

Guest W.C

Being fitted with a suite comprising a low flush W.C and pedestal wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas, wooden flooring, radiator and ceiling light point

Gallery Landing

With two ceiling light points, double glazed window to front, wooden flooring, airing cupboard, radiator, loft hatch and doors leading off to

Bedroom One to Front

14' 9" x 11' 5" (4.5m x 3.5m) With double glazed window to front elevation, radiator, ceiling light point, wooden flooring, a range of fitted wardrobes, separate dressing area and door to

En-Suite Shower Room to Side

Being fitted with a white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wooden flooring, ceiling light point and an obscure double glazed window to the side elevation

Bedroom Two to Rear

12' 5" x 11' 9" (3.8m x 3.6m) With double glazed window to rear elevation, radiator, ceiling light point, wooden flooring, fitted wardrobes and door to

En-Suite Shower Room to Rear

Being fitted with a white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wooden flooring, ceiling light point and an obscure double glazed window to the rear elevation

Bedroom Three to Front

13' 9" x 11' 1" (4.2m x 3.4m) With double glazed window to front elevation, radiator, fitted wardrobes, ceiling light point and wooden flooring

Bedroom Four to Rear

12' 5" x 8' 10" (3.8m x 2.7m) With double glazed window to rear elevation, wooden flooring, radiator, ceiling light point and built in cupboard

Bedroom Five to Rear

10' 5" x 8' 10" (3.2m x 2.7m) With double glazed window to rear elevation, radiator, laminate flooring, fitted cupboards and ceiling light point

Family Bathroom to Side

8' 10" x 6' 6" (2.7m x 2m) Being fitted with a white suite comprising of a panelled bath, separate shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wooden flooring, ceiling light point and an obscure double glazed window to the side elevation

West Facing Rear Garden


Being mainly laid to lawn with paved patio areas, gated side access, a variety of mature shrubs and bushes and panelled fencing to boundaries

Double Garage

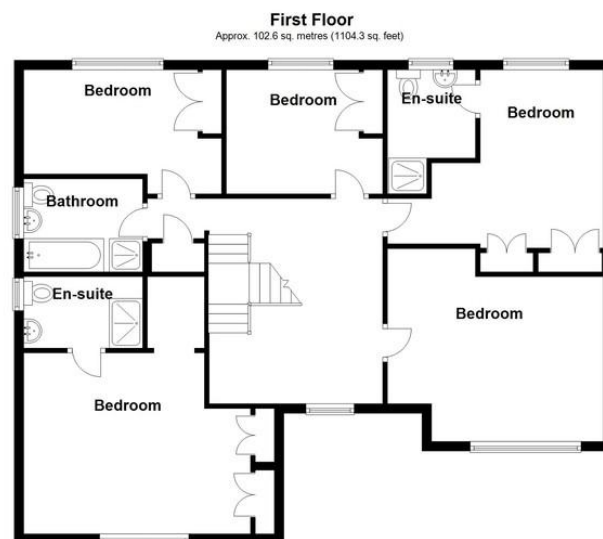
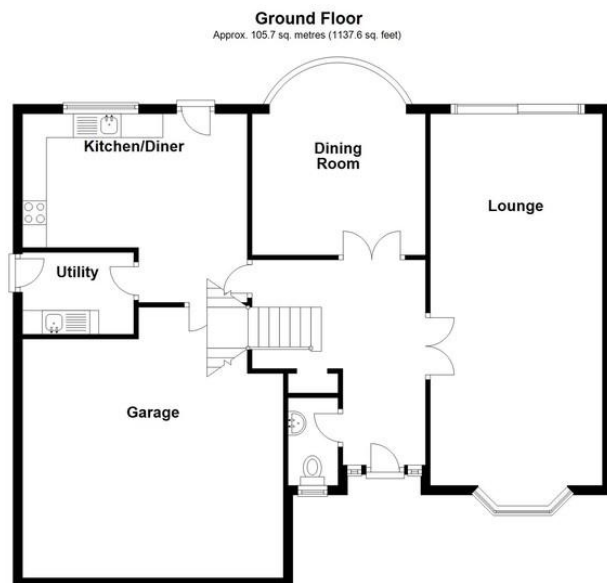
18' 4" x 17' 0" (5.6m x 5.2m) With two electric up and over doors for vehicular access and ceiling light point

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – G

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			81
(69-80) C	71		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





Total area: approx. 208.3 sq. metres (2241.9 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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.