

HUNTERS®

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Longbarn, 8 Parkfields

Dorridge, Solihull, B93 8LL

Guide Price £980,000



Council Tax: G



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LOCATION

Dorridge Village has a small square, Sainsbury's store, a doctor's surgery and a railway station which is on the Chiltern line and provides commuter services between London Marylebone and Birmingham Snow Hill. Dorridge village park adjoins open green belt countryside, yet Junction 4 of the M42 is within just two miles and leads to the Midlands motorway network, centres of commerce and culture. Knowle, the neighbouring village, is well known for its High Street and many period and character buildings, inns, restaurants, shops and historic church and Solihull town centre is within three miles and provides further and more comprehensive social shopping and recreational facilities.

COMMITTED BUYER PROCESS

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market.

As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see gotogroup.co.uk or email for more information

APPROACH

The property is approached over a gravel driveway with twin garage doors opening into to a double garage. Also offering access to a paved fore garden which is mainly laid to lawn with some mature shrubs and leading to the main entrance porch.

MAIN ENTRANCE PORCH

The entrance porch is light and airy having a lantern style roof with double glazed French doors. Internally, the porch has a tiled floor with ample space to accommodate storage for outdoor coats etc. There are further double glazed French doors opening onto the hallway .

HALLWAY

The hallway offers access to all rooms within the bungalow. There are high ceilings with coving, ceiling light point and two decorative plaster style archways. A storage cupboard and an airing cupboard, a smoke alarm and wall mounted radiator.

CLOAKS AREA WITH DOWNSTAIRS WC OFF

Door off the hallway opens into a cloaks area, having coat hooks, ceiling light point and alarm panel. There is access to separate WC off having pedestal wash hand basin with tiled backsplash.

LOUNGE / SITTING ROOM (rear)

30'7" x 15'10" (9.34m x 4.85m)

A very generous sitting room (ideal for entertaining - presently contains a baby grand piano) having a chimney breast with brick hearth. (The log

burner currently there is no longer working). There is also double glazed French doors with side panels overlooking the garden, two ceiling light points, coving to ceiling and three wall mounted radiators.

KITCHEN (rear)

14'1" x 9'5" (4.31m x 2.88m)

The kitchen has ceiling light points and coving to ceiling and a double glazed window overlooking the rear aspect. There are a range of kitchen cabinets incorporating wall cupboards - some have glazed display doors, drawers and base cupboards with work surface over. Integrated double oven, gas hob and inset double two and a half bowl sink. Further space for appliances.

DINING ROOM (front)

16'0" x 11'1" (4.89m x 3.39m)

The dining room has ceiling light point, coving to ceiling, wall mounted radiator and two double glazed windows overlooking the front aspect and double panel wall mounted radiator.

BEDROOM 1

15'9" x 12'11" (4.81m x 3.94m)

This master bedroom has ceiling light point, coving to ceiling and double wall mounted radiator. Also, two double glazed windows to the side aspect. The room benefits from a bespoke range of fitted wardrobes with hanging and shelving space with a matching courtesy door through to the adjoining en-suite bathroom.

EN SUITE SHOWER ROOM

12'5" x 2'7" (3.81m x 0.80m)

A generous en-suite which has ceiling light points, coving to ceiling and a decorative archway. On entering there is a Quadrant shower cubicle with wall mounted electric shower, a sliding door provides privacy in both areas and opens onto the vanity storage unit with marble surface and inset oval hand wash basin, close coupled WC and matching bidet. There is a wall mounted chrome ladder style heated towel rail and shaver point. To the side aspect is a double glazed window.

BEDROOM 2

16'1" x 11'5" (4.91m x 3.48m)

This room has ceiling light points, coving to ceiling, dual aspect double glazed windows, a wall mounted radiator and door to en-suite.

EN SUITE SHOWER ROOM

6'4" x 6'0" (1.94m x 1.85m)

The en-suite has ceiling light point, coving to ceiling, a wall mounted radiator and a double glazed window to the side aspect. There is a shower cubicle with a wall mounted shower, close coupled WC and a pedestal wash hand basin and a tiled splashback.

BEDROOM 3

16'1" x 11'5" (4.91m x 3.48m)

There is a ceiling light point, coving to ceiling, two double glazed windows to the side aspect a wall mounted radiator

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BEDROOM 4 / OFFICE

12'5" x 8'4" (3.81m x 2.56m)

Bedroom four is currently being used as an office/study. There is a ceiling light point, coving to ceiling and a loft hatch which has a loft ladder, light and being part boarded. (This was not inspected by ourselves). There is a range of fitted office furniture including desk space, cupboards, drawers and shelving to wall.

FAMILY BATHROOM

6'4" x 6'1" (1.94m x 1.86m)

Having ceiling light point, coving to ceiling, a suite incorporating a panel bath, close coupled WC, an inset wash hand basin to a vanity storage unit, wall mounted radiator, tiled flooring and space and plumbing for the automatic washing machine.

GARDEN

The private rear garden is accessed through a wrought iron gate where there is a lawn with mature trees and planting, also a paved patio area which can be accessed internally from the bungalow.

There is part of the Orchard which forms part of the property and is accessed through a separate gate opposite the front of the property and has plum and apple trees.

There is also a Bin Store.

COMMUNAL OUTSIDE SPACES: There are some communal areas which form part of the charges which are payable to "Parkland Group Management Committee"

GARAGES

There are twin garage doors which give access to one double garage. There are two windows to the rear aspect, ceiling light points, power points and it also houses the wall mounted Vaillant gas-fired central heating boiler for the property.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



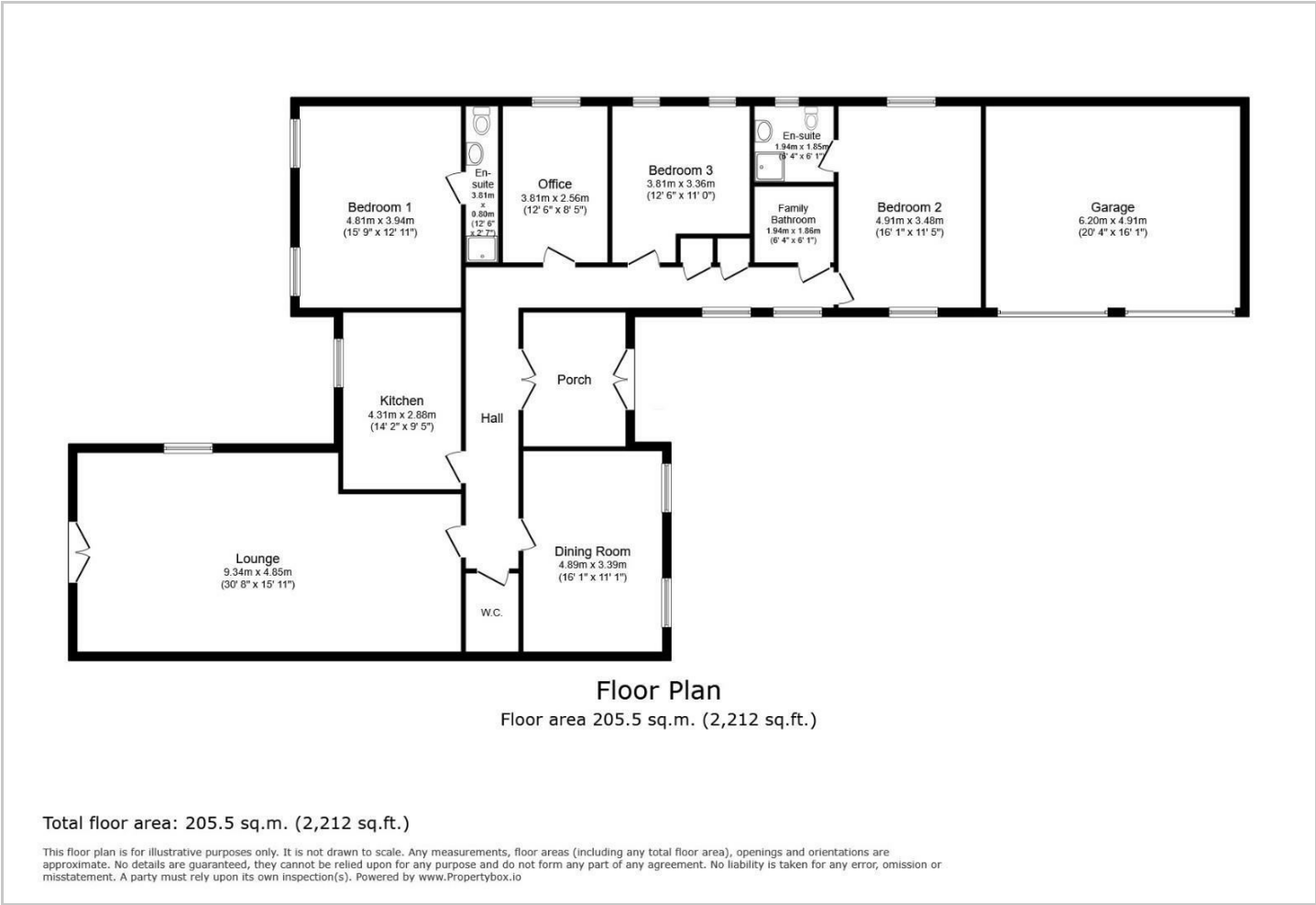
Hybrid Map



Terrain Map



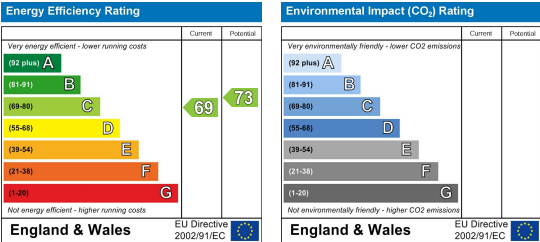
Floor Plan



Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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