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SALES & LETTINGS

**107 GRANGE ROAD
DORRIDGE
B93 8QX**

Experience the potential of this detached bungalow, offering ample opportunity for modernisation and personalisation. With three bedrooms, a large rear garden, and no upward chain, this freehold property provides a perfect canvas to create a personalised home. Enjoy the perks of its gas central heating, double glazing, and close proximity to Dorridge Village.



The lounge/diner presents a generous space, ready for a makeover to become a heartwarming area for relaxation and family meals. The kitchen provides a functional layout that can be transformed to suit modern living requirements. Three bedrooms offer ample space while a separate bathroom and WC complete the property's layout. With a bit of modernisation, this bungalow can easily transform into a comfortable and contemporary living space.







Stepping outside, the property boasts a large tarmac drive leading to a double tandem garage, providing ample parking space and storage. A significant feature of this bungalow is its large, lawned rear garden, offering an open canvas for landscaping creativity. With mature plantings adorning the fore garden, the outdoor space has the potential to become a verdant retreat.

FEATURES

- Detached Bungalow Requiring Modernisation
- Three Spacious Bedrooms
- Large Rear Garden
- Double Tandem Garage
- Conveniently Located Near Dorridge Village
- Freehold Property With No Upward Chain
- Gas Central Heating And Double Glazing
- Close Proximity To Schools And Amenities
- Less Than Half A Mile To Train Station

SIZE

Total - 1,209 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council E

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

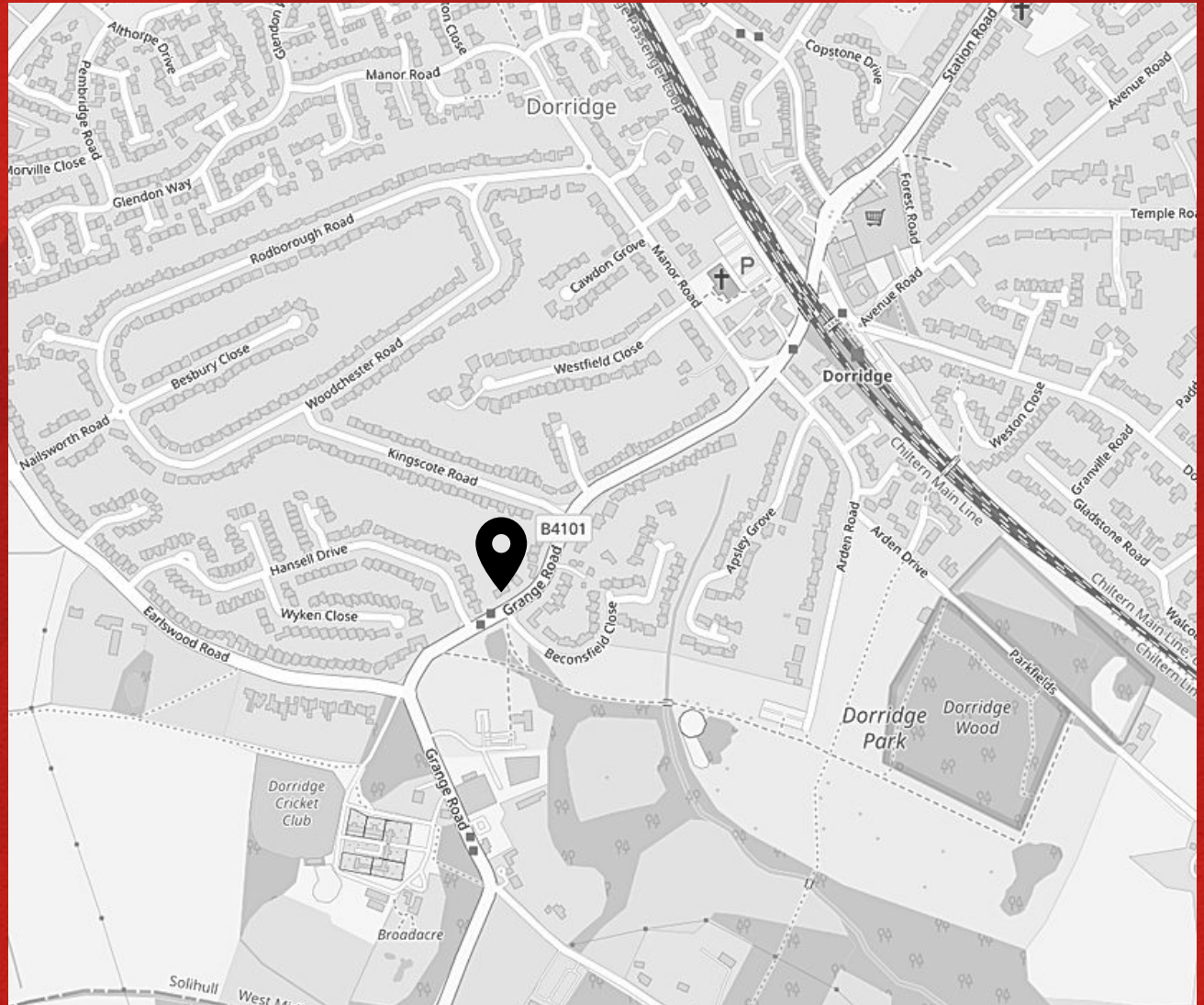
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777314

@ dorridge@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



LOCATION

The bungalow is ideally positioned within easy walking distance of Dorridge Village, less than half a mile away. Dorridge offers a variety of amenities, including shopping facilities such as a Sainsbury's Superstore, and a train station providing mainline links to Birmingham and London. The property is conveniently located three miles from Junction 4 of the M42, providing excellent road links. The superb shopping facilities of Solihull, Birmingham International Airport, and a variety of respected schools are within easy reach, placing this property in a desirable location.

Ground Floor

Approx. 112.3 sq. metres (1209.2 sq. feet)



Total area: approx. 112.3 sq. metres (1209.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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