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SALES & LETTINGS

**134 DOVEHOUSE LANE
SOLIHULL
B91 2EW**

Discover this inviting three-bedroom home, perfect for those looking to infuse a space with their own style. Boasting extended living areas, a spacious garden, and no upward chain, it's a must-see on Dovehouse Lane.

Step into this characterful property to find a welcoming entrance hall adorned with wooden herringbone flooring, setting the tone for a home that blends traditional charm with the possibility for modern touches. The downstairs area invites natural light into the bright dining room, featuring a bay window looking out over the front garden and drive. The rear lounge provides a cosy retreat with garden access, ideal for relaxing and entertaining. The heart of the home is the extended dining kitchen, offering a canvas for culinary creativity and also enjoys garden access. Completing the ground level is a practical WC and a versatile utility space leading to the garage.





The upper level of this home presents three generously proportioned double bedrooms, each offering a blank slate for personalisation and style. The spacious four-piece bathroom, complete with a separate shower, promises a refreshing start to the day. The landing area is sizable, providing an airy feel and potential for additional storage solutions or a small study nook, enhancing the home's practical appeal.



Outside, the extensive South West facing rear garden awaits, offering a lush canvas for gardeners or a play area for children. The gravel driveway to the front ensures ample parking, leading to a convenient single garage, suitable for a car or as additional storage space.





FEATURES

- Extended Semi-Detached
- Three Double Bedrooms
- Two Welcoming Receptions
- Bright Dining Kitchen
- Convenient Ground Floor WC
- Spacious First Floor Bathroom
- Ample Drive & Garage
- Generous Rear Garden
- Chain-Free Purchase

SIZE

Total - 1,340 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council D

SERVICES

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

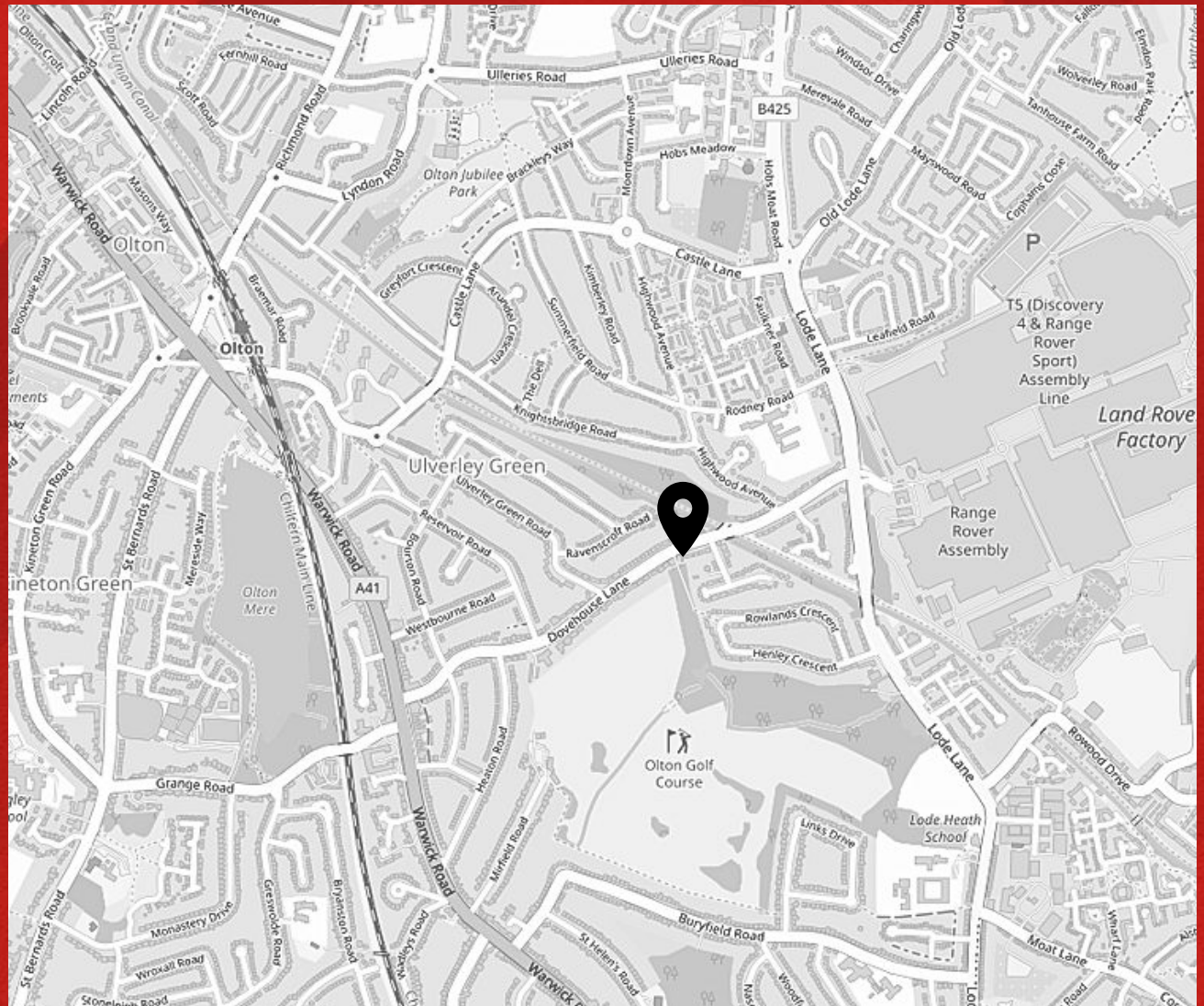
VIEWING

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

☎ 0121 775 0101


@ sales@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.



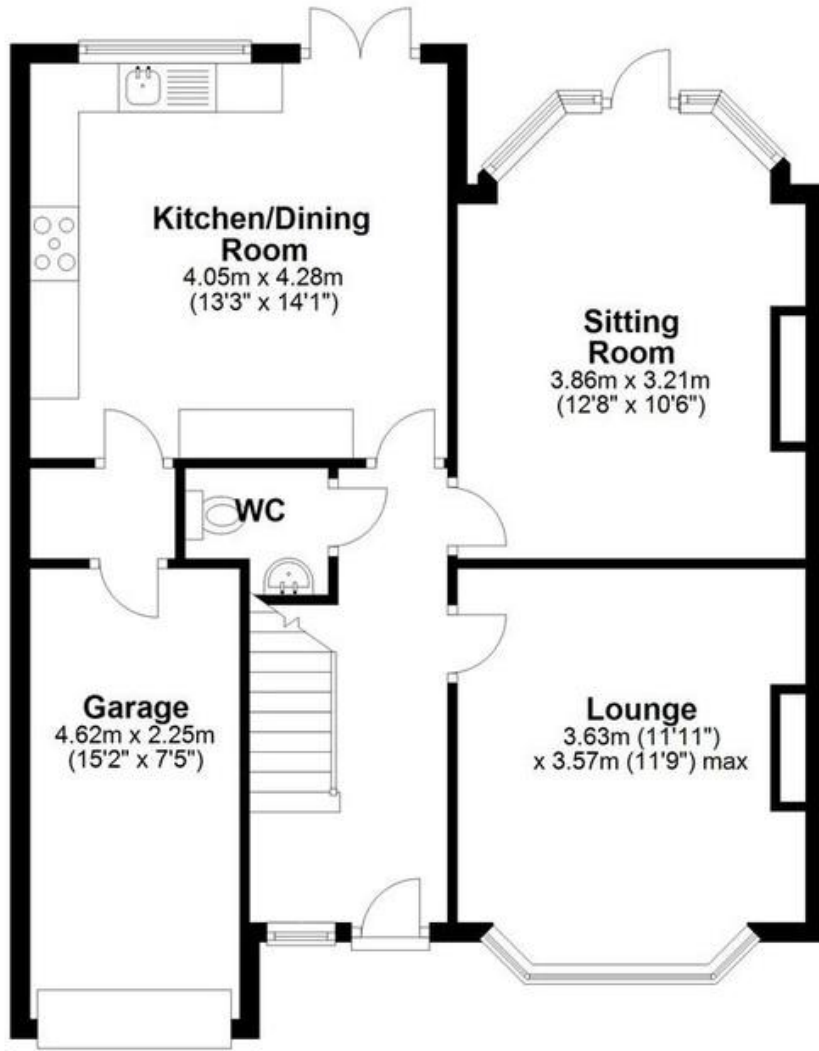
LOCATION

Nestled in a sought-after neighbourhood, this home is ideally located within walking distance of Olton station, making commuting a breeze. Dovehouse Parade is also nearby, providing a variety of local shops and services for everyday needs. The area's family-friendly appeal is bolstered by the property's proximity to local parks and schools, making it a perfect setting for various lifestyles.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	68	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC 

Ground Floor

Approx. 70.3 sq. metres (756.2 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



Total area: approx. 124.5 sq. metres (1340.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

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