

**Need a Mortgage in principle to make offers?** Call us now for quick assistance!  
**0121 775 0101**



**Do you need to sell? Start your journey now!** Call us we can help.  
**01564 777 314**



## 4 Shelwick Grove

**Dorridge, B93**



### SCAN FOR MORE INFO

**SIZE** - 726 Sq Ft

**TENURE** - Freehold

**COUNCIL TAX** - Solihull Metropolitan Borough Council - D

**BROADBAND** - Upload Max 1000Mbps  
Download Max 1800 Mbps

**MOBILE** - EE

**EPC** - C - 70

**PARKING** - Driveway

**FLOODRISK** - Very Low

**SERVICES** - Mains

**COVENANTS** - N/A

This delightful semi-detached house presents an excellent opportunity for first-time buyers or investors alike. With no upward chain and falling under the popular Arden Academy catchment, this property is ready for you to move in and make it your own. This property is a true gem in a sought-after location, offering a blend of comfort, style and practicality.

### FEATURES

- No Upward Chain
- Cul-de-Sac Location
- Semi-Detached Property
- Lounge/Dining Room
- Fitted Kitchen with Appliances
- Three Bedrooms
- Shower Room
- Private Rear Garden
- Driveway Parking and Detached Single Garage
- Arden Academy Catchment

**Are you an investor interested in expanding your portfolio?**

**Call 01564 777 314 to provide your investment criteria for alerts.**

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

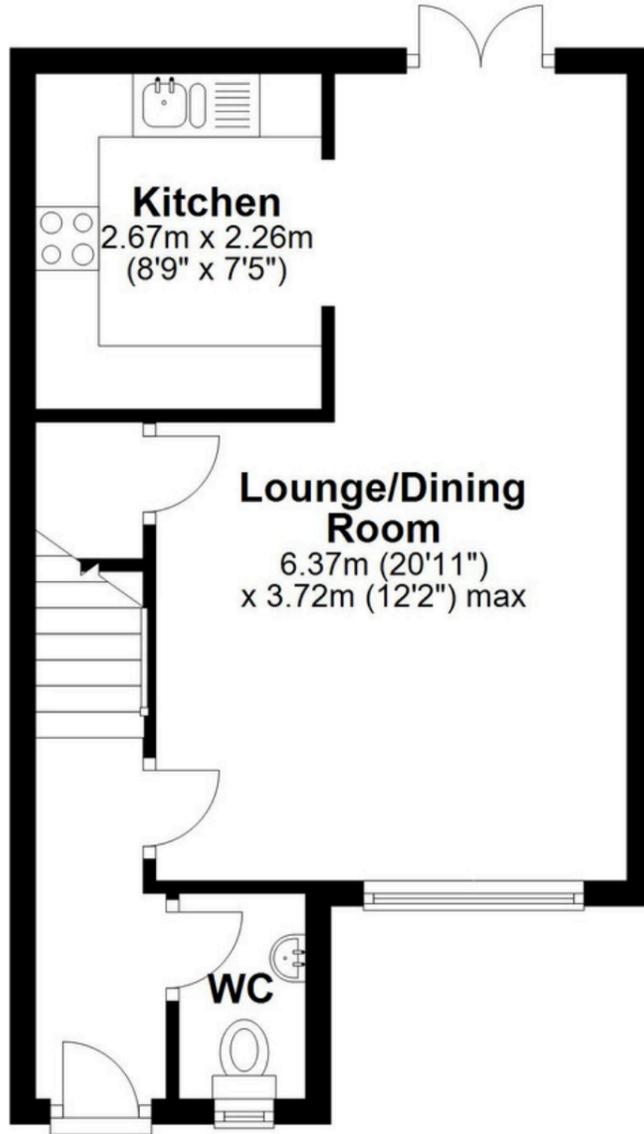
Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

### Ground Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



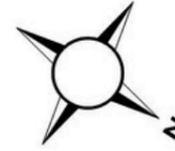
**Kitchen**

2.67m x 2.26m  
(8'9" x 7'5")

**Lounge/Dining Room**

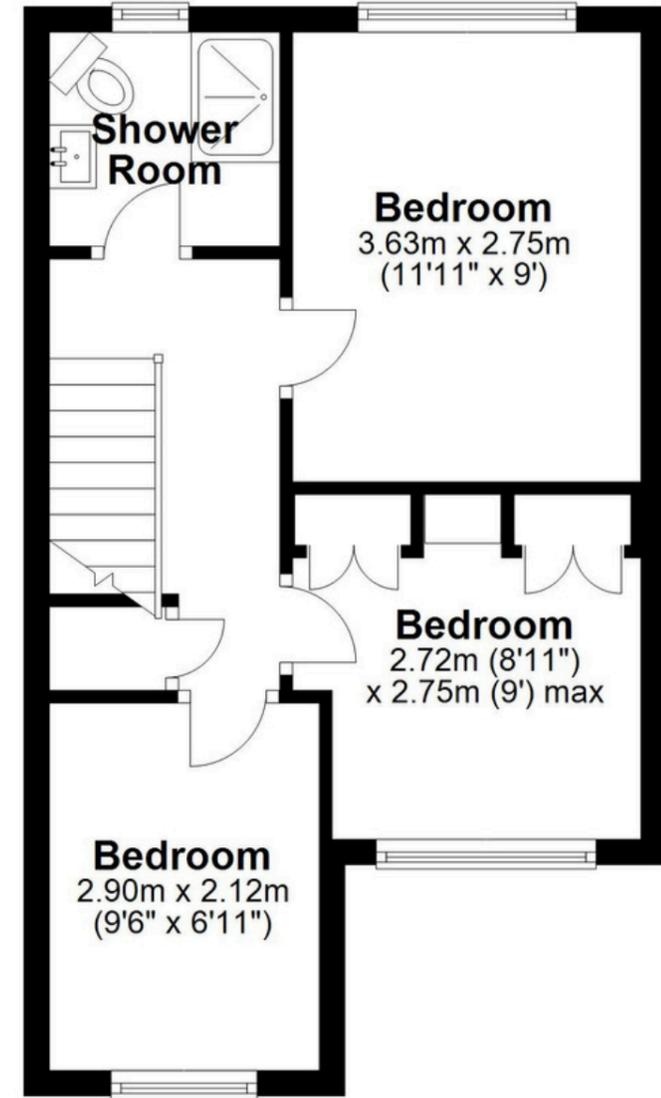
6.37m (20'11")  
x 3.72m (12'2") max

**WC**



### First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



**Shower Room**

**Bedroom**

3.63m x 2.75m  
(11'11" x 9')

**Bedroom**

2.72m (8'11")  
x 2.75m (9') max

**Bedroom**

2.90m x 2.12m  
(9'6" x 6'11")

**Detached Garage**

2.52m x 5.00m  
(8'3" x 16'5")

**Total area: approx. 67.5 sq. metres (726.1 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.