

**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**



**SCAN FOR MORE INFO**  
**SIZE** - 1630 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - F  
**BROADBAND** - Upload Max 220Mbps Download Max 1800Mbps  
**MOBILE** - Vodafone - 80%, O2 - 83%, EE - 85%, 3 - 77%  
**EPC** - E - 54  
**PARKING** - Double Garage & Driveway  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - Yes, speak to agent

## 6 Cawdon Grove

**Dorridge, B93 8EA**  
**Offers Over £800,000**

Situated in the tranquil cul-de-sac of Cawdon Grove, Dorridge, this charming detached bungalow offers a delightful blend of comfort and potential. The property is conveniently located within walking distance of Dorridge village centre and train station, making it an ideal choice for those seeking a peaceful yet accessible lifestyle. While requiring some updating, it presents a wonderful opportunity to create your dream home in a sought-after location, with no upward chain to delay your move.

### FEATURES

- Spacious Detached Bungalow
- No Upward Chain
- Large Lounge/Dining Room with Conservatory
- Breakfast Kitchen
- Principal Bedroom with En-Suite Shower Room & Study Area
- Second Double Bedroom
- Family Bathroom
- Stunning South Facing Private Rear Garden
- Double Garage & Ample Driveway Parking
- Walking Distance to Dorridge Village Centre

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

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



**SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE**

### 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

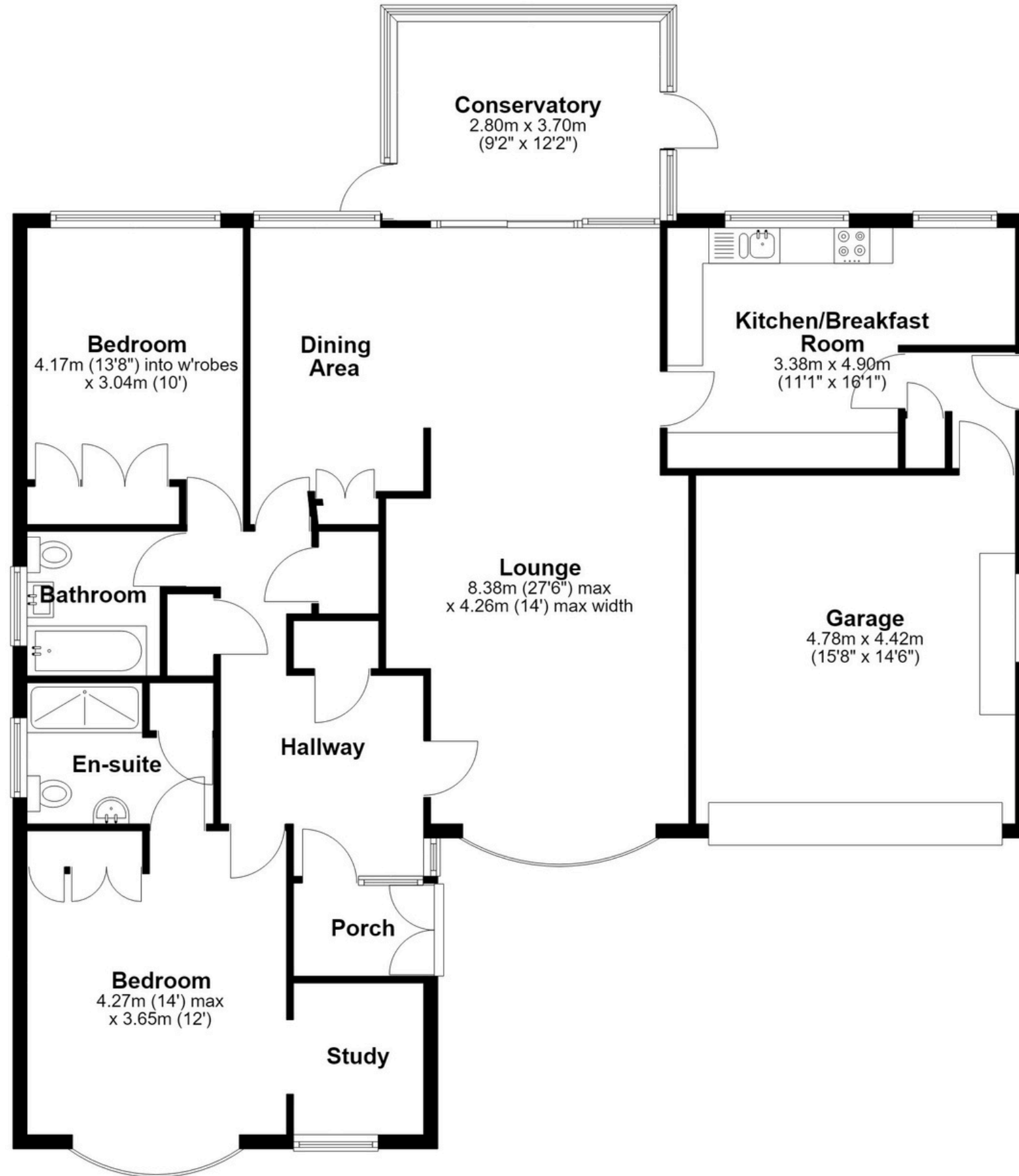
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

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

# Floor Plan

Approx. 151.4 sq. metres (1630.0 sq. feet)



Total area: approx. 151.4 sq. metres (1630.0 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.