

**Need a Mortgage in principle to make offers?** Call us now for quick assistance!  
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**Do you need to sell? Start your journey now!** Call us we can help.  
**01564 777 314**



## 11 Michael Blanning Gardens

**Dorridge, B93 8SN**  
**Offers in the region of £240,000**

A well-presented semi-detached bungalow, exclusively for the over 58's, situated in a private development in Dorridge. Boasting a contemporary kitchen, bright lounge with conservatory, walk-in shower and a private terrace, this home is within walking distance of Dorridge Station and available with no upward chain.

### FEATURES

- Exclusively for the Over 58's
- Offered with No Upward Chain
- Semi-Detached Bungalow
- Fitted Kitchen
- Bright Lounge with Conservatory
- Double Bedroom with Wardrobes
- Second Bedroom/Dining Room/Study
- Shower Room
- Garden Space Leading to Communal Grounds
- Walking Distance to Dorridge Village Centre



### SCAN FOR MORE INFO

**SIZE** - 620 Sq Ft  
**TENURE** - Leasehold, 92 years remaining  
**SERVICE CHARGE** - £75.00 per annum  
**GROUND RENT** - £3,829 per annum  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - D  
**BROADBAND** - Upload Max 220Mbps Download Max 1800Mbps  
**MOBILE** - EE - 85%, O2 - 83%, Vodafone - 80%, 3 - 77%  
**EPC** - C - 69  
**PARKING** - Communal  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

**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

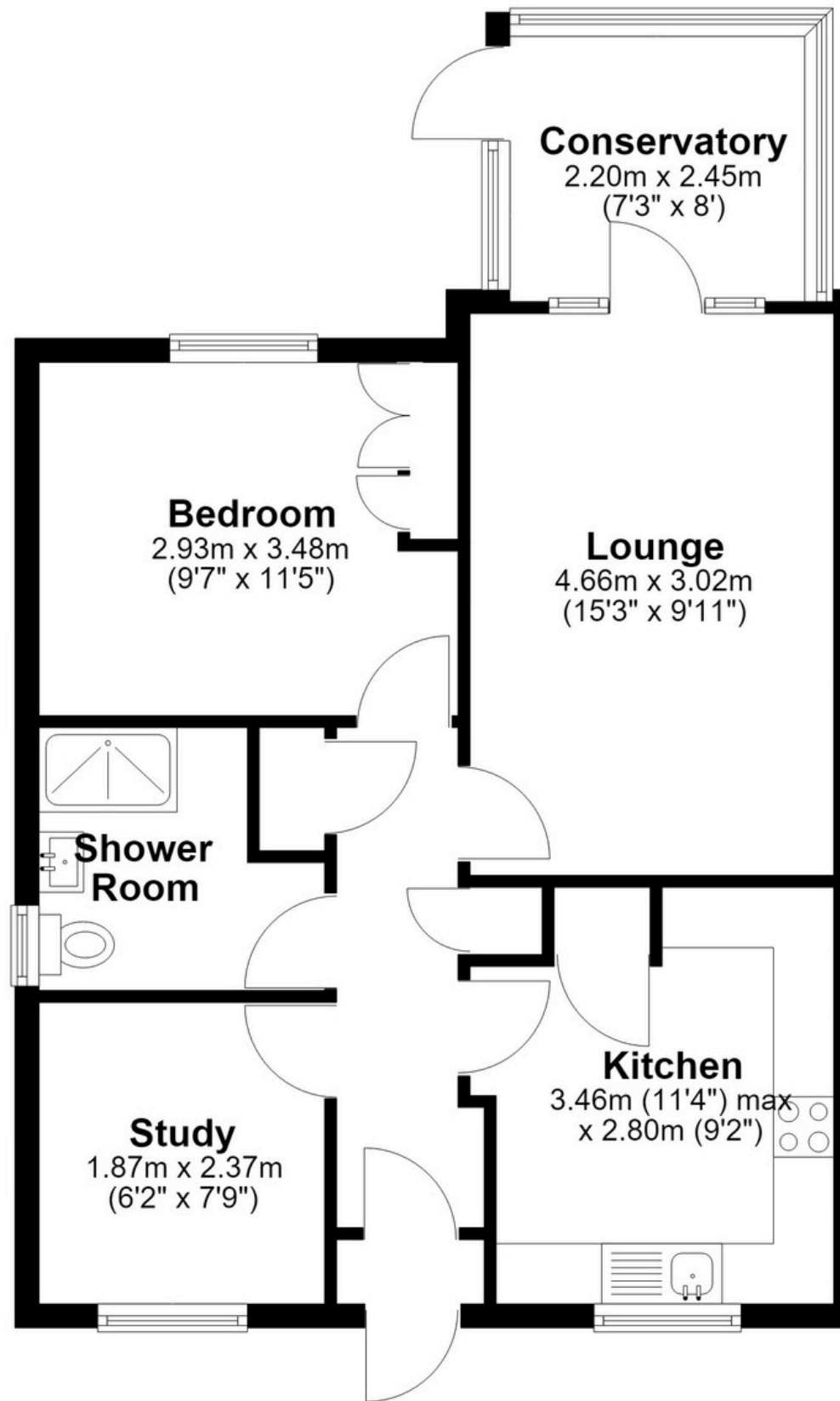
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### 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. 57.7 sq. metres (620.6 sq. feet)



Total area: approx. 57.7 sq. metres (620.6 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.