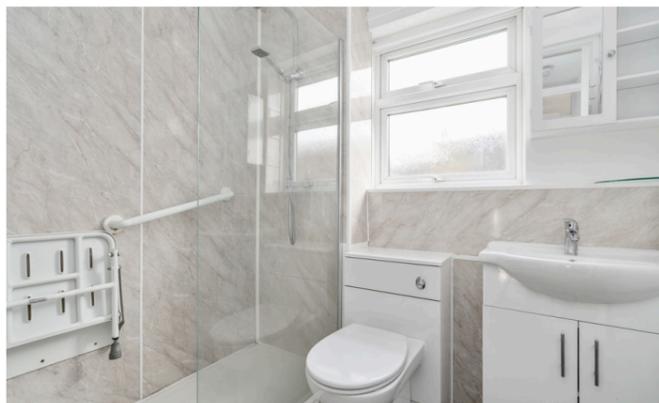


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## 21 Hartlebury Close

Dorridge, B93 8DR  
Guide Price £290,000

Situated in Hartlebury Close, this charming semi-detached bungalow is exclusively available for those aged over 55 and is offered with no upward chain. This neatly presented bungalow offers a wonderful opportunity for comfortable living in a serene setting, making it a must-see for prospective buyers.

### FEATURES

- Semi-Detached Bungalow Exclusively for the Over 55's
- No Upward Chain
- Lounge/Dining Room
- Kitchen with Access to Rear
- Two Good Sized Bedrooms
- Shower Room
- Patio Overlooking Communal Gardens
- Parking & Single Garage
- Walking Distance to Dorridge Village Centre
- 24 Hour Care Line & On-Site Manager Facility



### SCAN FOR MORE INFO

**SIZE** - 1726 Sq Ft  
**TENURE** - Share of Freehold  
**SERVICE CHARGE** - £2,258.40  
**COUNCIL TAX** - Solihull MBC - C  
**BROADBAND** - Upload Max 100Mbps  
Download Max 1800Mbps  
**MOBILE** - EE - 82%, O2 - 74%, 3 - 76%, Vodafone - 78%  
**EPC** - C 74  
**PARKING** - Allocated  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

Are you an investor interested in expanding your portfolio?

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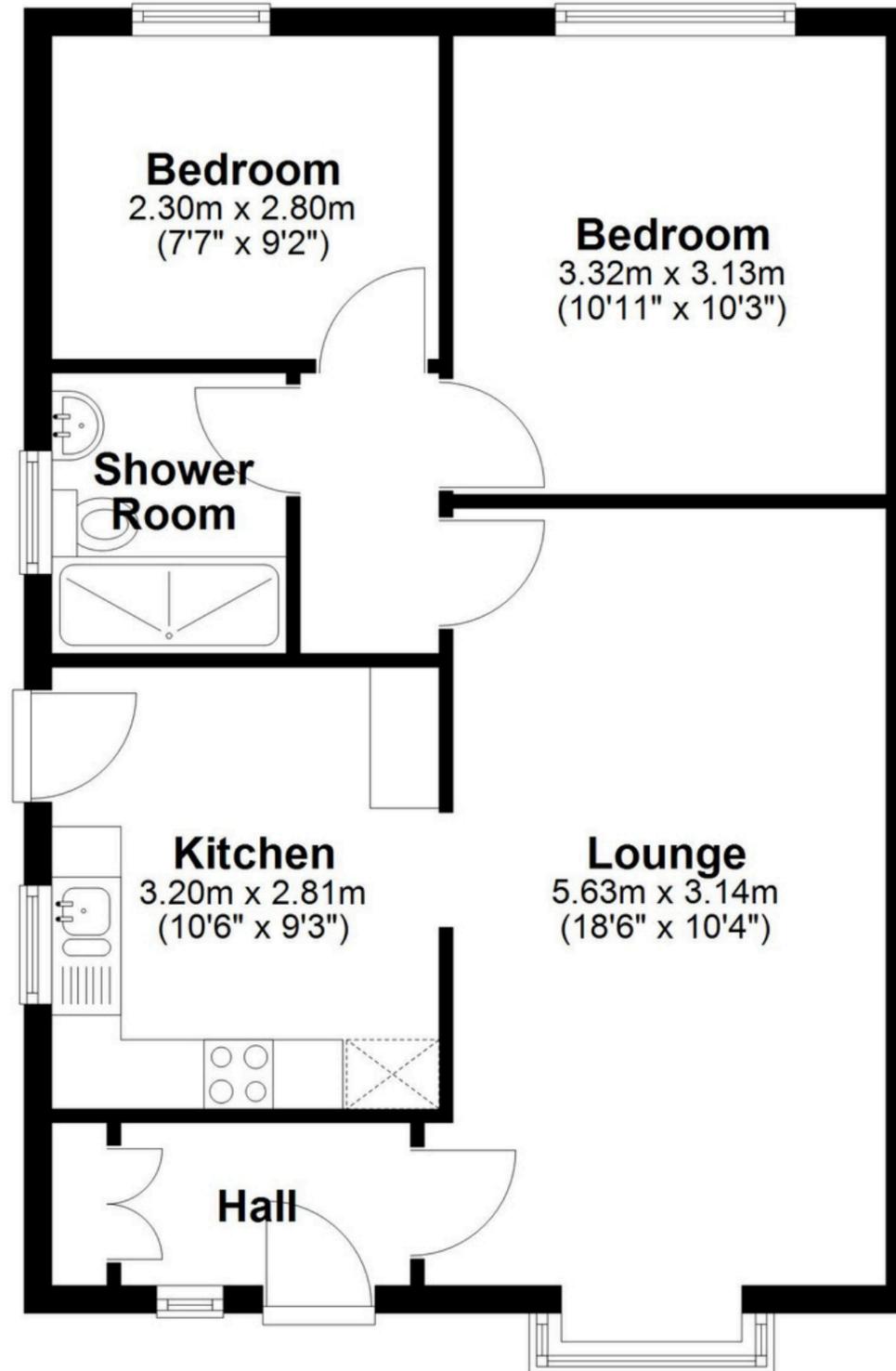
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# Floor Plan

Approx. 54.8 sq. metres (590.0 sq. feet)



Total area: approx. 54.8 sq. metres (590.0 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.