



PACKWOOD COTTAGES, GRANGE ROAD, DORRIDGE, B93 8QA
ASKING PRICE OF £399,950



» No Upward Chain

» Two Bedroom Edwardian Terraced Cottage

» Immaculately Presented Throughout

» A Short Walk From Dorridge Village & Station

» Extended Modern Kitchen

» Open Plan Living / Dining Room

» Attic Room With Eaves Storage

» Garden & Parking To The Front

» Courtyard To The Rear

PROPERTY OVERVIEW

Located just a short walk from Dorridge village and station and set within a private located along a private driveway is this beautifully presented Edwardian terraced cottage. The property is set back behind a large landscaped front garden with parking spaces to the front and truly requires internal inspection to be fully appreciated. Boasting many of the features associated with a property of this era and having the benefit of NO UPWARD CHAIN the property briefly affords: landscaped garden and parking to the front, reception hallway, open plan living / dining room, extended breakfast kitchen, two bedrooms, family bathroom and attic room with extensive eaves storage which is currently used as a study. To the rear of the property is a courtyard garden. Viewing of this period cottage is strictly via appointment only by contacting Xact Homes on 01564 777284.

PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

COUNCIL TAX

Band B

TENURE

Freehold

SERVICES

Mains gas, electricity and water

BROADBAND

Sky - Fibre Optic

LOFT SPACE

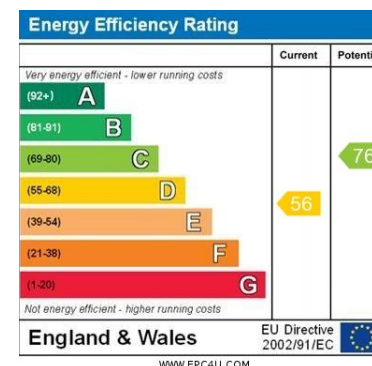
Attic room with eaves storage

GARDEN

Courtyard to the rear

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, carpets, fitted wardrobes in both bedrooms and garden shed.



ENTRANCE HALL

LIVING ROOM
13' x 12' (3.96m x 3.65m)

DINING ROOM
10' 11" x 10' 1" (3.34m x 3.08m)

KITCHEN
14' 6" x 5' 10" (4.41m x 1.78m)

STORE

FIRST FLOOR LANDING

BEDROOM ONE
12' 10" x 12' 1" (3.91m x 3.68m)

BEDROOM TWO
10' 11" x 9' 3" (3.34m x 2.81m)

BATHROOM

SECOND FLOOR

ATTIC ROOM
11' 7" x 10' 11" (3.54m x 3.32m)

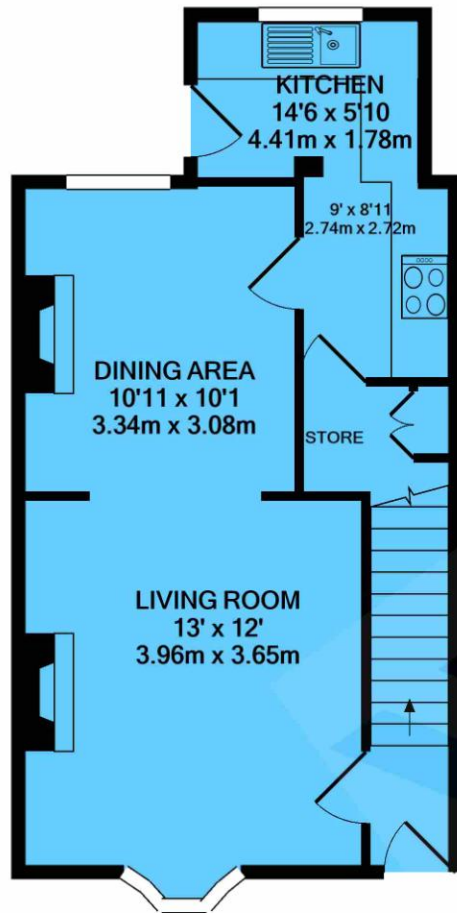
EAVES STORAGE

OUTSIDE THE PROPERTY

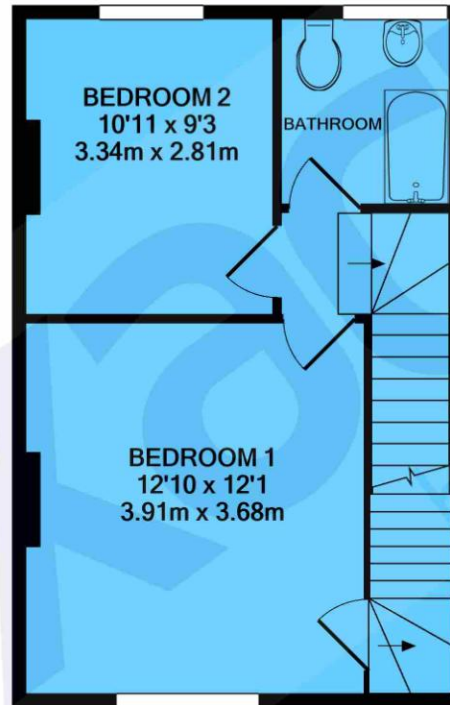
COURTYARD.



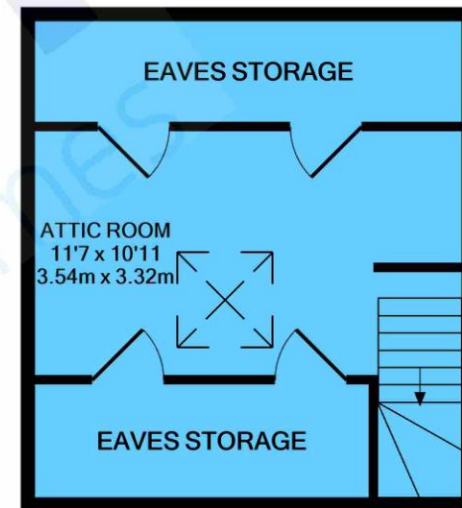




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1115 SQ.FT. (103.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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