



APSLY GROVE, DORRIDGE, B93 8QP
GUIDE PRICE £995,000

xact
exclusive

XX Absolutely Stunning

XX Significantly Extended Five Bedroom Detached

XX Within A Quiet Cul-De-Sac

XX Easy Walking Distance To Dorridge

XX Three Reception Rooms

XX Large Open Plan Kitchen/Dining

XX Principal Bedroom With Ensuite

XX Garage With Loft Storage

XX Landscaped Rear Garden

PROPERTY OVERVIEW

Set within a sought after and quiet cul-de-sac of Dorridge and offered to the market with NO UPWARD CHAIN is this significantly extended and absolutely stunning five bedroom detached family home originally built by Bryant Homes and located within the catchment area for Arden Academy. The property is set back behind a tarmacadam driveway and lawned foregarden and has been comprehensively updated by the present owners to include a large open plan kitchen / diner with quartz worksurface, feature central island, semi vaulted ceiling, sliding patio doors opening onto the rear patio, Amtico flooring and underfloor heating throughout. The ground floor accommodation is accessed via a bright entrance hallway with guest cloakroom and includes three reception rooms being living room with feature bay window, study and family room which is conveniently located off the kitchen diner and also includes sliding patio doors to the rear garden. To the first floor are five excellent bedrooms with the principal bedroom and bedroom two affording fitted wardrobes and luxury en-suite facilities. Bedrooms three and four are also double bedrooms with bedroom five currently being utilised as a study. These bedrooms are serviced via the luxury family bathroom. Outside the property enjoys a private landscaped rear garden which is mainly laid with lawn and a full width paved patio area which extends to provide access into the garage which also provides loft storage. This superb family home is located in a highly sought after and convenient location of Dorridge and can be viewed by contact 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 infants school and the bordering village of Knowle has an excellent junior and infants 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 G

TENURE

Freehold

SERVICES

Mains gas, electricity and sewers

BROADBAND

Sky - Fibre optic

LOFT SPACE

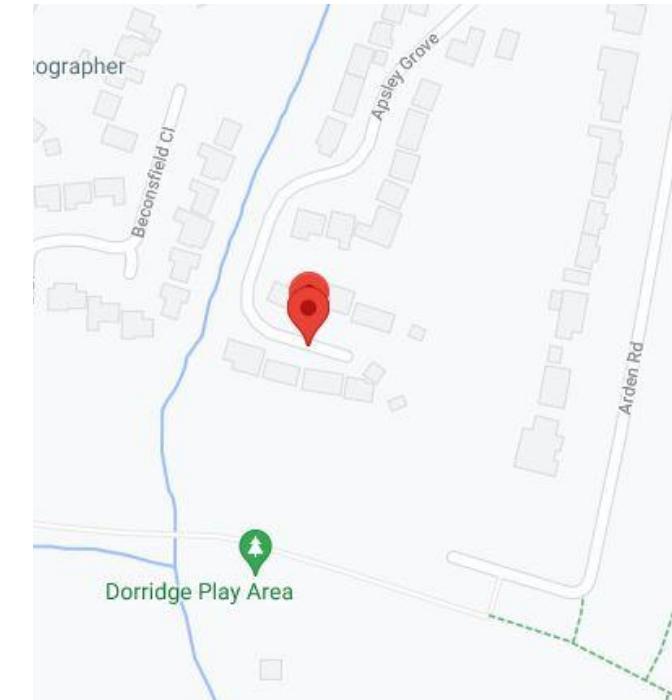
House part boarded, loft over garage boarded with ladder and lighting

GARDEN

North west facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, blinds and light fittings, some curtains, underfloor heating (kitchen/diner, utility & family room) and garden shed.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		

FIRST FLOOR**PRINCIPAL BEDROOM**

16' 11" x 13' 9" (5.15m x 4.20m)

ENSUITE

5' 2" x 7' 6" (1.60m x 2.30m)

HALL**LIVING ROOM**

16' 7" x 13' 1" (5.05m x 4.00m)

STUDY

8' 10" x 8' 8" (2.70m x 2.65m)

KITCHEN/DINER

25' 5" x 15' 9" (7.75m x 4.80m)

FAMILY ROOM

13' 1" x 9' 6" (4.00m x 2.90m)

UTILITY ROOM

13' 1" x 5' 7" (4.00m x 1.70m)

WC**BEDROOM TWO**

13' 1" x 12' 6" (4.00m x 3.80m)

ENSUITE

10' 0" x 3' 11" (3.05m x 1.20m)

BEDROOM THREE

12' 2" x 10' 4" (3.70m x 3.15m)

BEDROOM FOUR

10' 0" x 9' 0" (3.05m x 2.75m)

BEDROOM FIVE

7' 9" x 7' 1" (2.35m x 2.15m)

BATHROOM

10' 8" x 5' 11" (3.25m x 1.80m)

OUTSIDE THE PROPERTY**GARAGE**

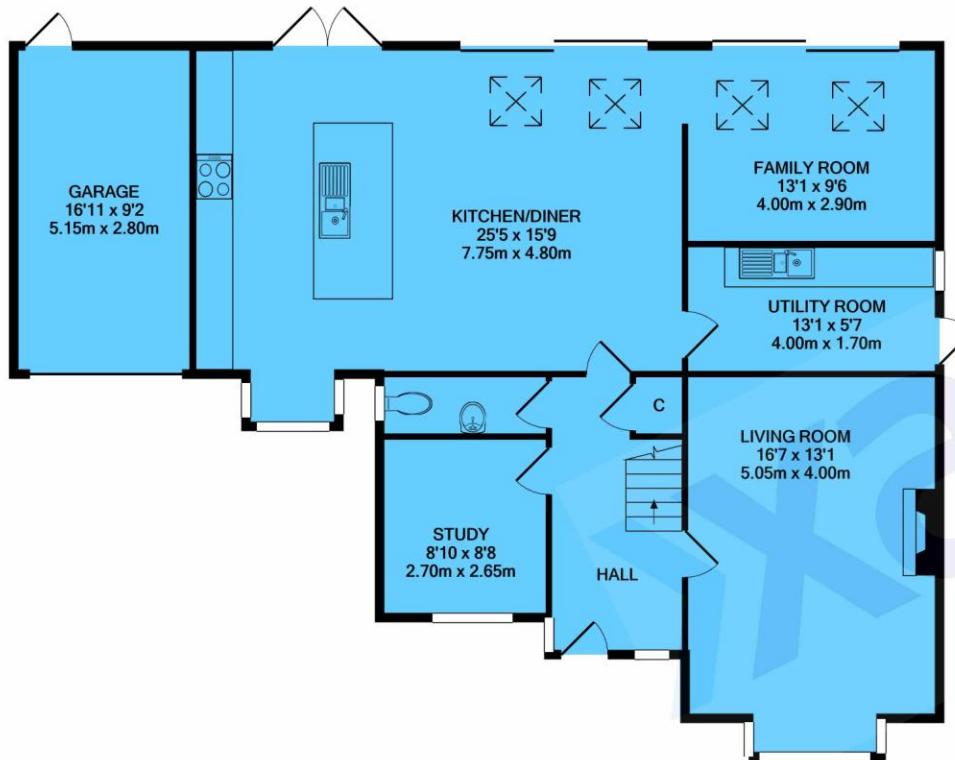
16' 11" x 9' 2" (5.15m x 2.80m)

LANDSCAPED REAR GARDEN

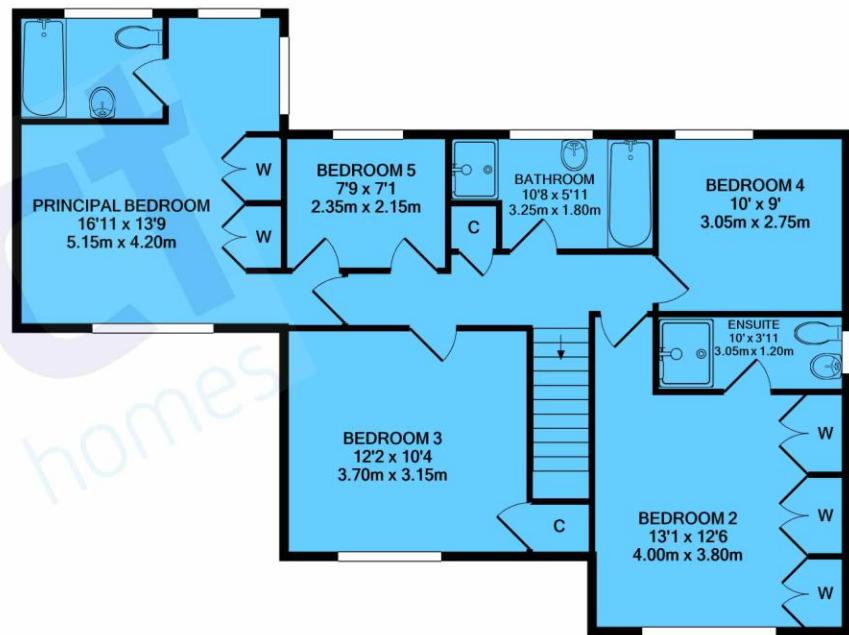
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







GROUND FLOOR
APPROX. FLOOR
AREA 1276 SQ.FT.
(118.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 904 SQ.FT.
(84.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2180 SQ.FT. (202.5 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.
Made with Metropix ©2021