



# Manton Croft, Dorridge

In Excess Of £475,000

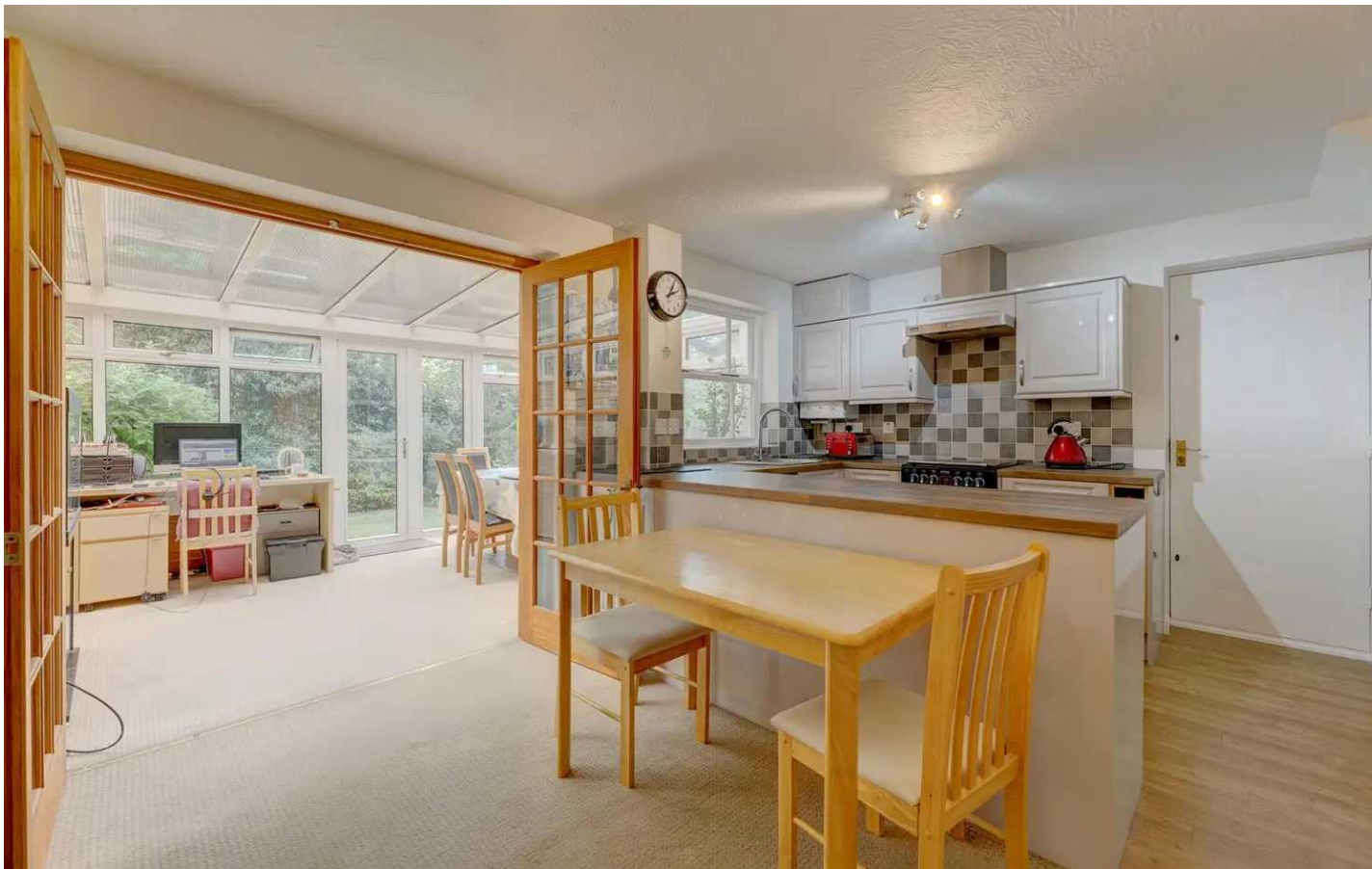




## PROPERTY OVERVIEW

This three bedroom detached house is enviably located in this quiet cul-de-sac in Dorridge and is offered to the market with the benefit of NO UPWARD CHAIN. Offering further potential to extend (STPP), being a short walk to Dorridge village and train station, and within Arden Academy catchment, this is one not to be missed. This property is set behind a tarmac driveway with a single garage, with a small lawned frontage and gated access to the rear. From the canopy porch, you immediately enter the entrance hallway, with stairs to the first floor and guest cloakroom. To the left is the lounge with a bay window to the front, and door opening to the kitchen/diner to the rear. The kitchen benefits from an under stairs pantry and access to the garage. The conservatory to the rear is accessed via French doors in the dining area, in turn opening into the garden. To the first floor are two double bedrooms and a single bedroom and a modern family bathroom. The rear garden is a good size with a private southerly aspect, with both a lawned area and paved patio for entertaining. The garden also benefits from access to the rear of the garage and a timber shed for storage.





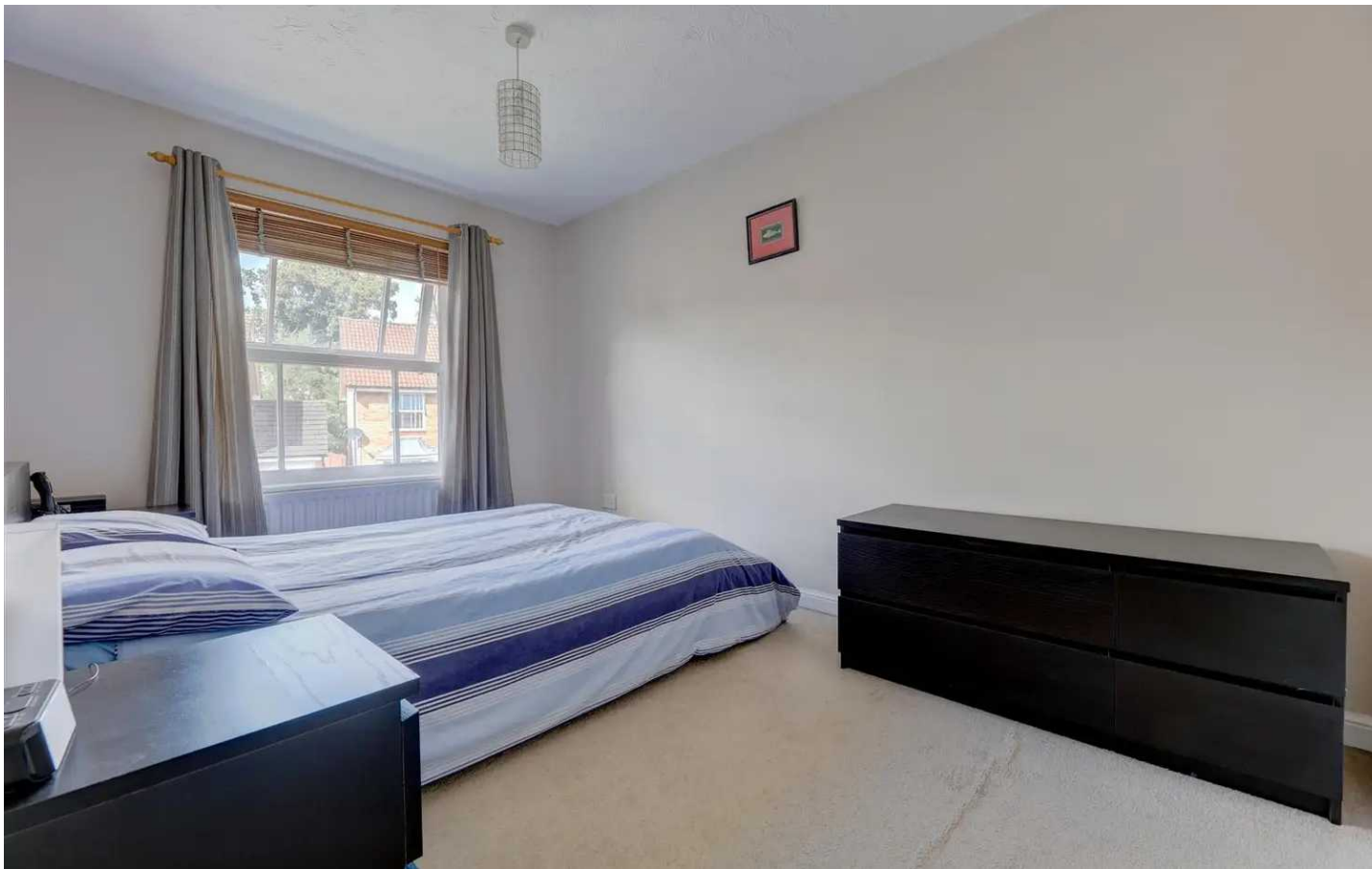
#### PROPERTY LOCATION

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: D

Tenure: Freehold





- NO UPWARD CHAIN
- Short Walk To Dorridge Village & Train Station
- Arden Academy Catchment
- Three Bedroom Detached House
- Lounge & Conservatory
- Open Plan Kitchen/Diner
- Potential To Extend (STC)
- Private Southerly Rear Garden
- Driveway And Garage

#### **CANOPY PORCH**

#### **ENTRANCE HALLWAY**

#### **GUEST CLOAKROOM**

#### **LOUNGE**

14' 4" x 12' 6" (4.38m x 3.8m)

#### **KITCHEN/DINER**

10' 3" x 15' 9" (3.13m x 4.8m)

#### **CONSERVATORY**

10' 2" x 13' 5" (3.1m x 4.1m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 11" x 8' 4" (3.64m x 2.54m)

#### **BEDROOM TWO**

10' 2" x 9' 1" (3.1m x 2.78m)

#### **BEDROOM THREE**

9' 6" x 7' 3" (2.9m x 2.22m)

#### **BATHROOM**

6' 3" x 6' 5" (1.91m x 1.96m)





## **OUTSIDE THE PROPERTY**

### **SOUTH FACING GARDEN**

#### **GARAGE**

17' 5" x 7' 10" (5.3m x 2.38m)

#### **ITEMS INCLUDED IN THE SALE**

Stoves free standing cooker, Stoves extractor, Currys own brand fridge, Smeg dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and garden shed

#### **ADDITIONAL INFORMATION**

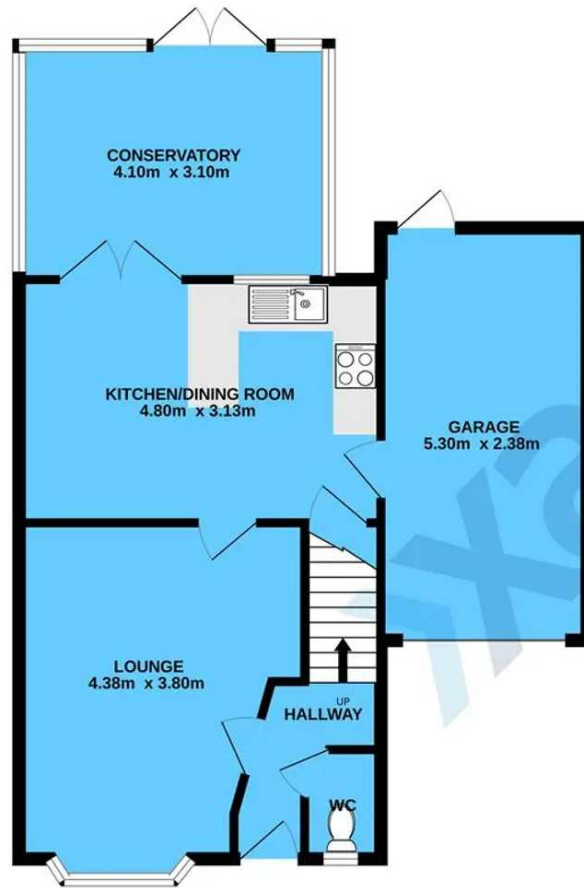
Services - Water meter, main gas, electricity and mains sewers. Broadband - BT - Fibre-Optic. Loft Space - Boarded with lighting.

#### **MONEY LAUNDERING REGULATIONS**

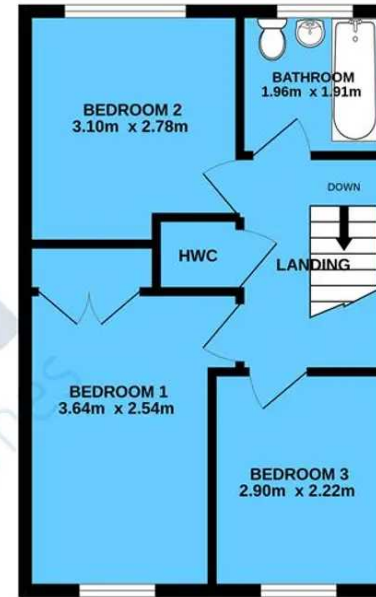
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022



# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

