



Wyken Close, Dorridge

£725,000





PROPERTY OVERVIEW

Located within a quiet cul-de-sac of Dorridge and within easy walking distance to Dorridge Park, Station and all local schools is this extended and completed refurbished four double bedroom detached property which truly requires internal inspection to be fully appreciated. This property comes on to the market with NO UPWARD CHAIN. Set behind a block paved driveway providing ample parking this superb family home has been modernised throughout including new double glazed windows and also benefits from a south facing rear garden. All ground floor accommodation is accessed via the entrance porch and entrance hallway which affords a downstairs shower room. To the front elevation is the living room and also off the entrance hallway is a large study which is also part utilised as a utility area. To the rear of the property is a stunning open plan and extended kitchen / dining and family room which is fitted with a range of high gloss base wall and drawer units, a range of modern appliances and has two sets of french doors to the rear garden and a split wooden and tiled floor. To the first floor are four double bedrooms and two luxury bathrooms. The principal bedroom affords a walk in wardrobe and luxury ensuite. The remaining bedrooms are serviced via the stunning family bathroom. Outside the property affords a landscaped south facing rear garden which is mainly laid with lawn, with full width paved patio providing ample room for table and chairs. To view this outstanding family home please 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 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: F

Tenure: Freehold

- NO UPWARD CHAIN
- Quiet Cul-De-Sac Location
- Walking Distance To Dorridge Park & Station
- 1900 sq.ft Of Living Space
- Large Open Plan Kitchen / Dining & Family Room
- Luxury Family Bathroom
- Study / Utility
- Large Principal Bedroom With Luxury En-suite
- Large South Facing Rear Garden





ENTRANCE PORCH

ENTRANCE HALLWAY

SHOWER ROOM

5' 3" x 5' 11" (1.6m x 1.8m)

LIVING ROOM

15' 7" x 11' 12" (4.75m x 3.65m)

KITCHEN / FAMILY / DINING ROOM

KITCHEN

22' 4" x 9' 4" (6.8m x 2.85m)

DINING/FAMILY ROOM

13' 3" x 20' 0" (4.05m x 6.1m)

STUDY / UTILITY

8' 9" x 8' 6" (2.66m x 2.6m)



FIRST FLOOR

PRINCIPAL BEDROOM

17' 4" x 12' 6" (5.29m x 3.8m)

ENSUITE

7' 5" x 4' 7" (2.25m x 1.4m)

BEDROOM TWO

10' 12" x 12' 2" (3.35m x 3.7m)

BEDROOM THREE

9' 0" x 12' 2" (2.75m x 3.7m)

BEDROOM FOUR

10' 12" x 9' 6" (3.35m x 2.9m)

BATHROOM

7' 2" x 10' 6" (2.18m x 3.2m)

OUTSIDE THE PROPERTY

GARAGE

16' 5" x 8' 10" (5m x 2.7m)

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms and all light fittings

ADDITIONAL INFORMATION

Services - Water meter, mains gas, electricity and mains sewers
Broadband - Virgin Fibre-Optic
Loft Space - Boarded with ladder and 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



TOTAL FLOOR AREA: 176.5 sq.m. approx.

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.

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