



Hanbury Road, Dorridge

Guide Price £600,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this three bedroom detached property which resides within a extremely popular road of Dorridge and is within walking distance to all local amenities, Dorridge Station and all local schools. The property is in need of modernisation throughout and is set back behind a tarmacadam driveway providing ample parking and also leading to a single garage. The ground floor accommodation consists of an entrance porch leading into the entrance hallway with a guest cloakroom. The entrance hallway leads into a dual aspect open plan living room / dining room, breakfast kitchen and utility with courtesy door to the side. To the first floor are three bedrooms, large family bathroom and separate wc. Outside the property benefits from a westerly facing landscaped rear garden which is mainly laid with lawn, full width paved patio area and summer house located to the rear boundary. The property is double glazed throughout affords gas central heating. Viewing is strictly by appointment by Xact Homes Limited on 01564 777284.

- Three Bedroom Detached Property
- Benefiting From No Upward Chain
- Located Within Walking Distance To Dorridge Village And Station
- Dual Aspect Living/Dining Room
- Breakfast Kitchen
- Arden Academy Catchment Area
- In Need Of Complete Modernisation
- Large Landscaped / Westerly Facing Rear Garden





PROPERTY LOCATION

Situated on one of the premier roads in Dorridge, this exceptional property is conveniently located for all local amenities. 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, London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge

Council tax band: E

Tenure: Freehold

ENTRANCE PORCH

ENTRANCE HALLWAY

12' 2" x 9' 2" (3.7m x 2.8m)

GUEST WC

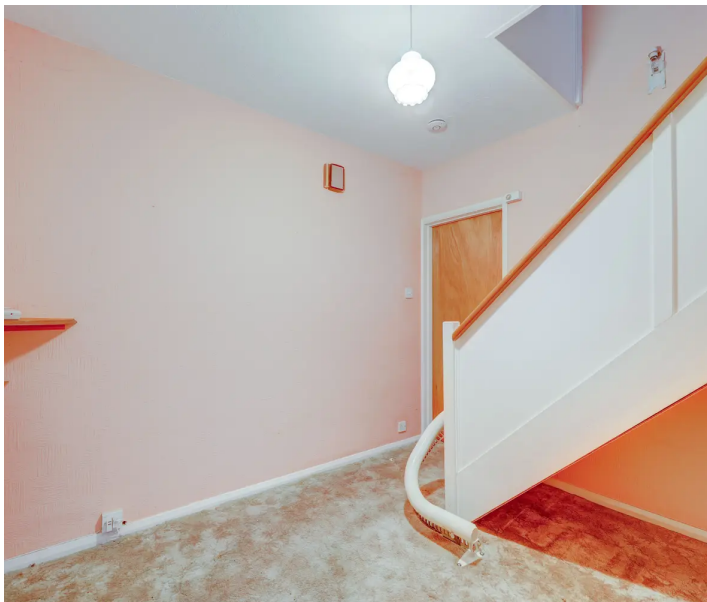
7' 3" x 4' 11" (2.21m x 1.5m)

LOUNGE

13' 11" x 11' 12" (4.25m x 3.65m)

BREAKFAST KITCHEN

12' 2" x 8' 8" (3.7m x 2.65m)



**DINING ROOM**

11' 12" x 8' 8" (3.65m x 2.65m)

UTILITY ROOM

8' 8" x 5' 3" (2.65m x 1.6m)

FIRST FLOOR**BEDROOM ONE**

12' 4" x 11' 12" (3.75m x 3.65m)

BEDROOM TWO

12' 4" x 10' 10" (3.75m x 3.31m)

BEDROOM THREE

11' 12" x 7' 1" (3.65m x 2.15m)

BATHROOM

7' 5" x 7' 1" (2.26m x 2.15m)

OUTSIDE THE PROPERTY**GARAGE**

15' 5" x 8' 2" (4.7m x 2.5m)

WESTERLY FACING REAR GARDEN**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, dishwasher, fireplace, all carpets, all curtains, all blinds, garden shed and summer house

ADDITIONAL INFORMATION

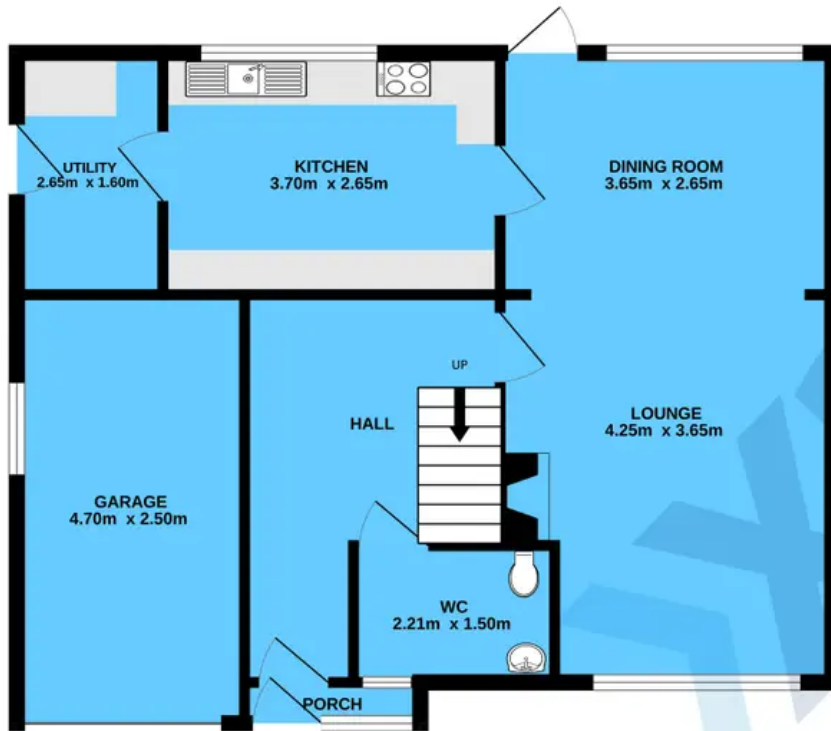
Services: water meter, mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

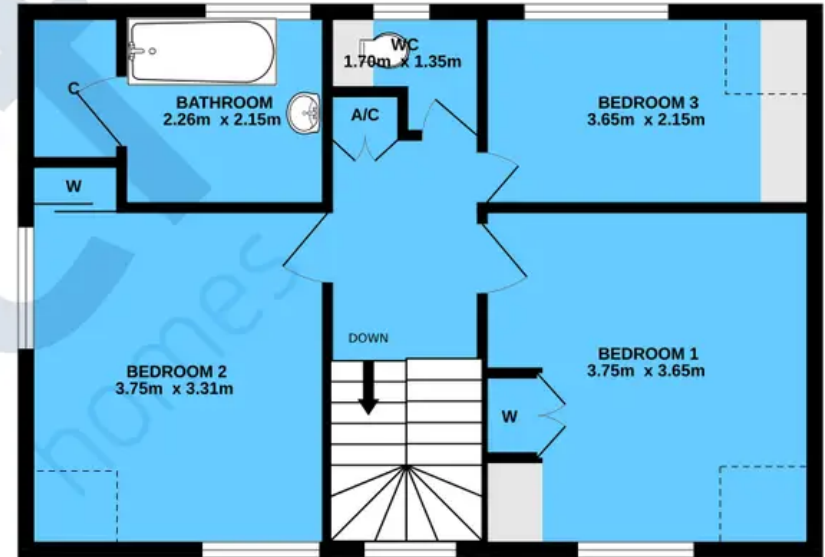
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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

1632-1642 High Street, Knowle - B93 0JU

01564
777284

• knowle@xacthomes.co.uk • <https://www.xacthomes.co.uk>

xact
homes