



Dorridge Road, Dorridge

Guide Price £779,950





PROPERTY OVERVIEW

Located on a premier road of Dorridge and within easy walking distance to Dorridge Station, village and park is this significantly extended and well presented four bedroom detached property benefitting from a wide plot with a private south facing and beautifully landscaped rear garden. The property is set behind a tarmac driveway and lawned foregarden which leads to an entrance hallway with guest cloakroom. The hallway provides access to all ground floor accommodation which has been extended to provide three reception rooms including a study to the front elevation, dual aspect living room with sliding doors opening onto the rear garden and a well proportioned dining room which leads into an open plan and beautifully proportioned breakfast kitchen with sliding doors leading into the conservatory. The kitchen also provides access into a good sized utility which has been extended into the garage area. Off the kitchen is a courtesy door leading to side passage which in turn leads into the double garage. To the first floor are four excellent bedrooms and a large family bathroom. The large principal bedroom includes fitted wardrobes providing plenty of storage and leading into an ensuite facility. All remaining bedrooms benefit from fitted wardrobes and are serviced via the family bathroom. Outside the property enjoys a good sized private and south facing landscaped rear garden which is mainly laid with lawn with formal borders shrubs and trees. The garden also affords a full width paved patio area providing ample room for table and chairs and a useful storage shed to the rear boundary. The property also benefits from a double garage, part of which has been taken to be utilised for the utility room. Viewing is strictly via 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: G

Tenure: Freehold

- WALKING DISTANCE TO DORRIDGE VILLAGE & STATION
- SIGNIFICANTLY EXTENDED
- SOUTH FACING PRIVATE GARDEN WITH WIDE PLOT
- THREE RECEPTION ROOMS PLUS CONSERVATORY
- OPEN PLAN & EXTENDED BREAKFAST KITCHEN
- FOUR BEDROOMS & TWO BATHROOMS
- ARDEN ACADEMY CATCHMENT AREA
- DOUBLE GARAGE





ENTRANCE PORCH

HALLWAY

WC/GUEST CLOAKROOM

STUDY

12' 2" x 7' 3" (3.7m x 2.2m)

BREAKFAST/KITCHEN

13' 9" x 18' 3" (4.2m x 5.55m)

CONSERVATORY

13' 1" x 12' 2" (4m x 3.7m)

DINING ROOM

10' 0" x 10' 12" (3.05m x 3.35m)

LIVING ROOM

13' 5" x 22' 12" (4.1m x 7m)

UTILITY

FIRST FLOOR

PRINCIPAL BEDROOM

15' 11" x 12' 10" (4.85m x 3.9m)

ENSUITE

8' 0" x 6' 10" (2.44m x 2.08m)

BEDROOM TWO

11' 6" x 10' 1" (3.5m x 3.08m)

BEDROOM THREE

8' 10" x 10' 12" (2.7m x 3.35m)

BEDROOM FOUR

9' 1" x 10' 0" (2.78m x 3.05m)

BATHROOM

7' 6" x 8' 2" (2.28m x 2.5m)



OUTSIDE THE PROPERTY

SOUTH WEST FACING GARDEN

DOUBLE GARAGE

14' 5" x 15' 9" (4.4m x 4.8m)

ITEMS INCLUDED IN THE SALE

Neff integrated oven, integrated hob, extractor, microwave, freezer (in garage), fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, some curtains, all blinds, fitted wardrobes in four bedrooms, all light fittings and electric garage door.

ADDITIONAL INFORMATION

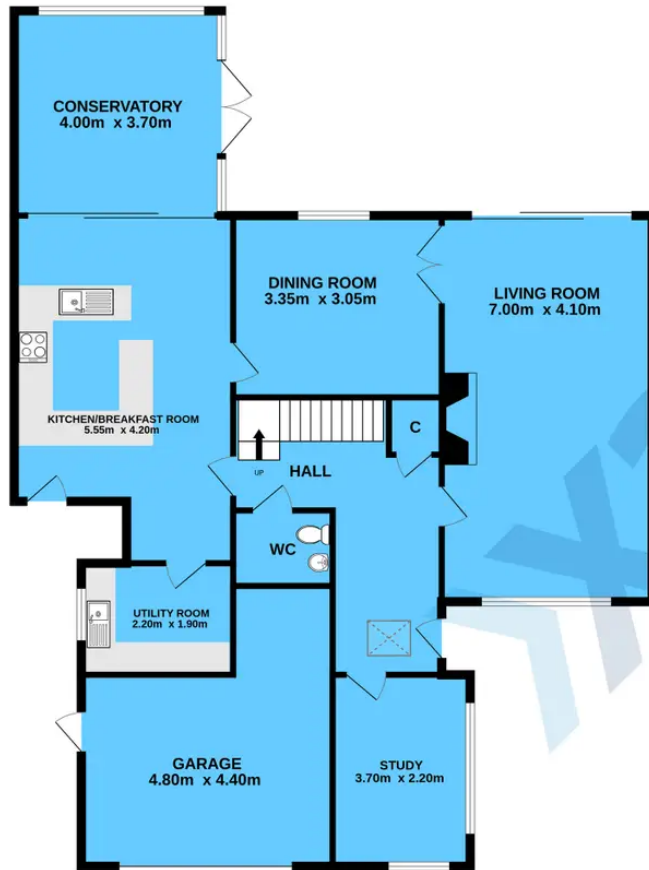
Services: water meter, mains gas, electricity and mains sewers. Broadband: Virgin Media - Fibre Optic. Loft Space: part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

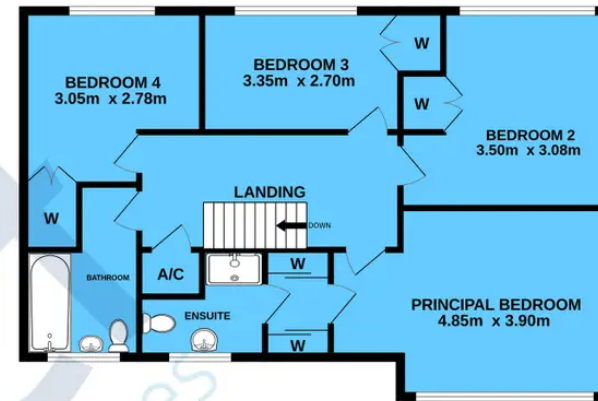
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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