



Pembridge Road, Dorridge

Guide Price £850,000





PROPERTY OVERVIEW

Set on a quiet and highly sought after road of Dorridge is this immaculately presented five bedroom detached property which has been significantly extended and improved. The property is set behind a wide tarmac driveway providing parking for multiple vehicles with the ground floor accommodation accessed via a spacious entrance hallway connecting all reception rooms. A key feature of this superb family home is a large open plan kitchen / diner benefiting from an abundance of natural light, ample space for free standing furniture and a delightful conservatory with views of the rear garden. The remainder of the ground floor accommodation is made up of:- a generously sized dual aspect living room; a dining room offering versatility to be used as a home office; a practical utility room with fitted units and sink; and a double garage accessed via two up and over doors. The first floor accommodation is made up of five bedrooms, one of which is a large principle bedroom with fitted wardrobes and a modern en-suite shower room with underfloor heating.





The second bedroom is a large double with an en-suite and all remaining bedrooms are serviced via a family bathroom. Outside the property enjoys an easterly facing rear garden which is mainly laid with lawn and benefits from a patio seating area. To view this excellent property call Xact Homes today 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

- Five Bedroom Detached Property
- Significantly Extended & Improved
- Large Open Plan Kitchen / Diner
- Dual Aspect Living Room
- Dining Room
- Family Bathroom
- Double Garage
- Easterly Facing Rear Garden
- Large Principal Bedroom With En-Suite





ENTRANCE HALLWAY

WC

2' 11" x 8' 10" (0.89m x 2.69m)

LIVING ROOM

25' 6" x 11' 8" (7.78m x 3.55m)

DINING ROOM

14' 3" x 8' 12" (4.35m x 2.74m)

KITCHEN

16' 9" x 14' 1" (5.11m x 4.28m)

CONSERVATORY

11' 9" x 8' 8" (3.58m x 2.63m)

UTILITY

7' 6" x 8' 1" (2.29m x 2.47m)





FIRST FLOOR

PRINCIPAL BEDROOM

17' 12" x 9' 12" (5.48m x 3.04m)

ENSUITE SHOWER ROOM

7' 2" x 6' 12" (2.19m x 2.13m)

BEDROOM TWO

15' 7" x 11' 11" (4.76m x 3.63m)

BEDROOM THREE

16' 7" x 7' 12" (5.05m x 2.43m)

BEDROOM FOUR

14' 1" x 8' 10" (4.29m x 2.7m)

BEDROOM FIVE

7' 4" x 7' 1" (2.24m x 2.16m)

BATHROOM

9' 4" x 7' 3" (2.85m x 2.2m)



OUTSIDE THE PROPERTY

GARAGE ONE

17' 9" x 7' 9" (5.4m x 2.37m)

GARAGE TWO

9' 2" x 8' 1" (2.79m x 2.46m)

EASTERLY FACING GARDEN

ITEMS INLCUED IN THE SALE

Bosch integrated oven, Bosch integrated hob, extractor, dishwasher, all carpets, some curtains, fitted wardrobes in three bedrooms, all light fittings and garden shed

ADDITIONAL INFORMATION

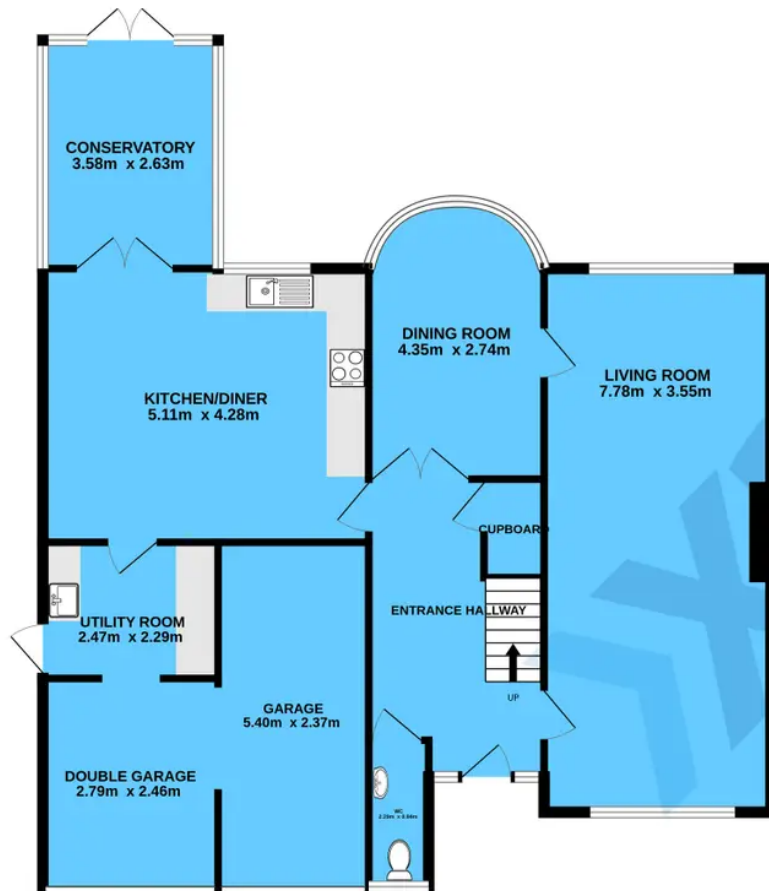
Services: water meter, main gas, electricity and mains sewers. Loft Space: boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

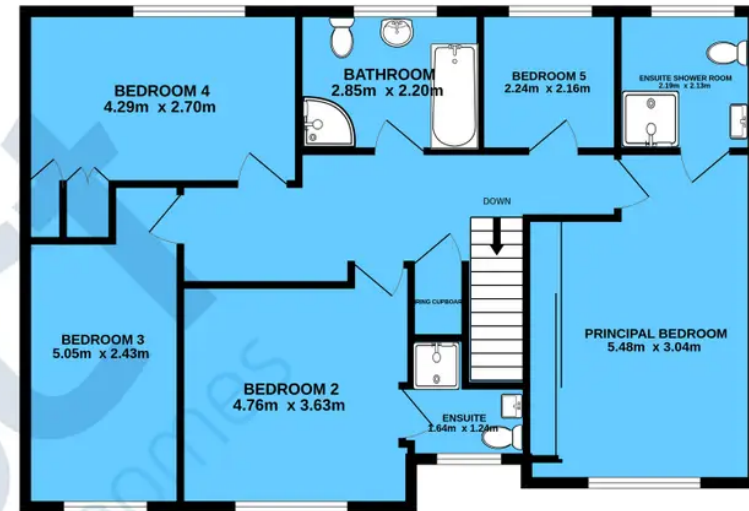
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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