



Oakhall Drive, Dorridge

Guide Price £700,000



PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this well presented and extended four bedroom detached property located within the catchment area for Arden Academy. Set behind a large block paved driveway providing ample parking and a double garage, the present owners have extended to the ground floor to provide a superb dual aspect and open plan kitchen / dining and family room. All ground floor accommodation is accessed via the entrance hallway with guest cloakroom and includes three reception rooms being living room with bay window, conservatory and dining room / family room. The kitchen space also affords a semi vaulted ceiling, lots of workspace, room for dining table and chairs and family area with french doors opening onto the rear garden. Off the kitchen is a useful utility with courtesy door to the side entrance. To the first floor are four bedrooms, three of which are double. The principal bedroom also affords extensive fitted wardrobes and a good sized ensuite shower room with floor to ceiling tiling. The remaining bedrooms are serviced via the large family bathroom with P shaped bath and shower over. Outside the property benefits from a private rear garden block paved patio and room to extend subject to the necessary planning permissions. To view this superb family home please contact Xact Homes on 01564 777284.



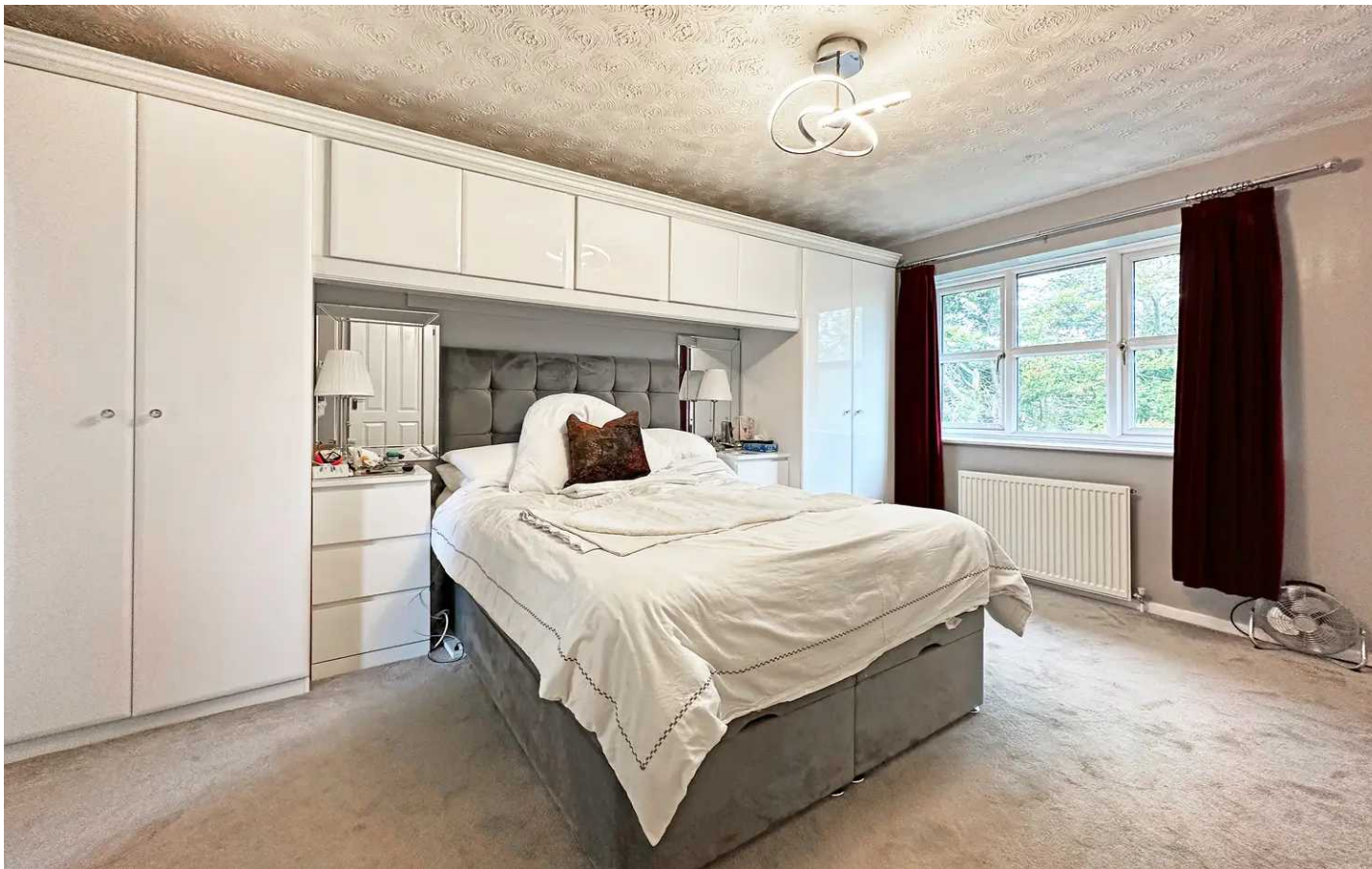
PROPERTY LOCATION

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
- Extended Family Home
- Four Bedrooms & Two Bathrooms
- Stunning Dual Aspect & Open Plan Kitchen / Dining / Family Room
- Living Room / Dining Room & Conservatory
- Arden Academy Catchment Area
- Principal Bedroom With Extensive Fitted Wardrobes & Ensuite
- Walking Distance To Dorridge Station & Village
- Double Garage

ENTRANCE HALLWAY

GUEST CLOAKROOM

6' 7" x 4' 9" (2m x 1.45m)

KITCHEN

14' 7" x 10' 10" (4.45m x 3.3m)

DINING ROOM / FAMILY ROOM

15' 9" x 9' 2" (4.8m x 2.8m)

STUDY

11' 6" x 10' 10" (3.5m x 3.3m)

LIVING ROOM

21' 2" x 11' 12" (6.45m x 3.65m)

CONSERVATORY

11' 12" x 10' 12" (3.65m x 3.35m)

UTILITY

6' 5" x 4' 9" (1.95m x 1.45m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 3" x 11' 4" (4.35m x 3.45m)

EN-SUITE SHOWER ROOM

6' 7" x 6' 7" (2m x 2m)



**BEDROOM TWO**

11' 12" x 11' 6" (3.65m x 3.5m)

BEDROOM THREE

11' 12" x 9' 6" (3.65m x 2.9m)

BEDROOM FOUR

9' 6" x 7' 10" (2.9m x 2.4m)

BATHROOM

11' 6" x 6' 7" (3.5m x 2m)

OUTSIDE THE PROPERTY**PRIVATE REAR GARDEN****AMPLE PARKING****DOUBLE GARAGE**

16' 7" x 16' 5" (5.05m x 5m)

ITEMS INCLUDED IN SALE

Range master free standing cooker, built in extractor, built in fridge freezer, built in dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in bedroom one, all light fittings and two Grohe power showers fitted in the bathrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers. Broadband - Virgin Media . 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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