



Kingscote Road, Dorridge

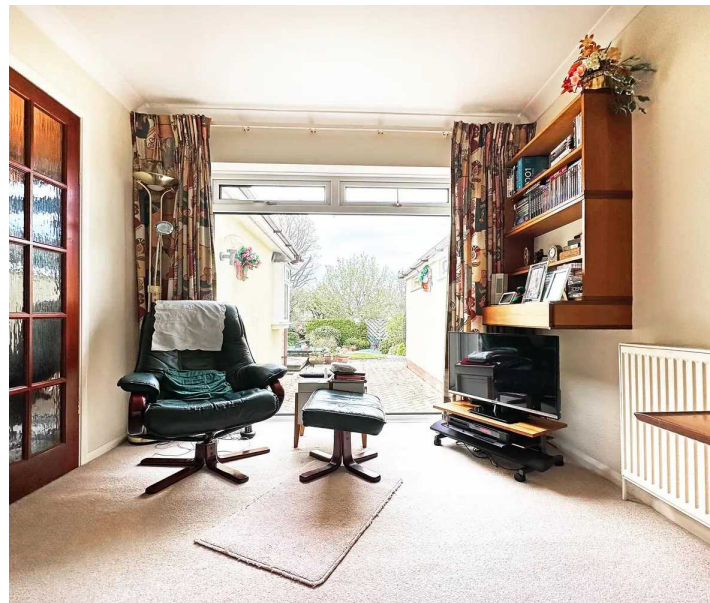
In Excess of £675,000





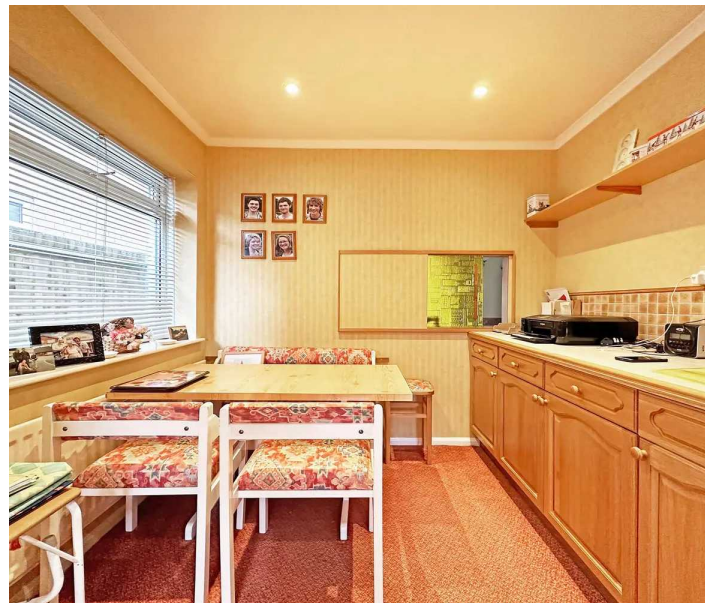
PROPERTY OVERVIEW

Located a short walk in to Dorridge village and park, is this deceptively spacious three double bedroom with the potential to easily reconfigure back into four bedrooms as per the original design. This link detached property has been significantly extended and is well presented and meticulously maintained throughout. In addition, the property offers superb versatility as the downstairs space offers the ability to utilise the existing garden / sitting room as a further bedroom and the existing workshop as a fantastic home office. The workshop is accessed via a large internal rear lobby which also provides access into a laundry / utility, internal access in the double garage as well as access into the main house via the hallway. The property also benefits from being located on a large plot with a large and beautifully landscaped rear garden with a further fully insulated garden room benefitting from lighting and power which could also be utilised as a further home office / hobby room or play room.





The principal bedroom and breakfast kitchen also benefit from fully integrated air conditioning and this exceptional property briefly the property affords: entrance porch, entrance hallway, downstairs guest cloakroom, open plan breakfast kitchen which has recently been refitted with new storage units providing easy accessibility and superb storage facilities, three reception rooms (including sitting room, dining room and living room), outer and inner lobby providing direct access into the workshop as outlined above, laundry / utility, three double bedrooms (principal bedroom with dressing room and en-suite), family bathroom, double garage and large block paved driveway with ample parking for multiple vehicles. Outside the property benefits from a large and beautifully landscaped rear garden which is accessed via the extended living room and rear lobby which leads to a courtyard garden with paved patio providing ample room for table and chairs. Access to the rear garden is also accessible via a gated passage way to the side of the house. In addition the garden contains well maintained rear garden benefiting from large useful storage sheds and greenhouse located to the rear boundary.





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: E

Tenure: Freehold





- Three Bedroom Detached
- Extended & Improved
- Close To Dorridge Village
- Three Reception Rooms
- Breakfast/Kitchen
- No Upward Chain
- Double Garage
- Large Rear Garden
- Workshop

ENTRANCE PORCH

9' 11" x 4' 9" (3.02m x 1.46m)

ENTRANCE HALLWAY

13' 7" x 10' 10" (4.13m x 3.31m)

GUEST CLOAKROOM

6' 3" x 3' 1" (1.90m x 0.93m)

BREAKFAST/KITCHEN

18' 11" x 8' 0" (5.77m x 2.44m)

DINING ROOM

12' 11" x 8' 11" (3.93m x 2.72m)

SITTING/GARDEN ROOM

13' 0" x 8' 9" (3.95m x 2.66m)

LIVING ROOM

15' 5" x 12' 2" (4.71m x 3.71m)

INNER LOBBY

24' 3" x 7' 3" (7.40m x 2.20m)

UTILITY

8' 0" x 3' 8" (2.43m x 1.13m)

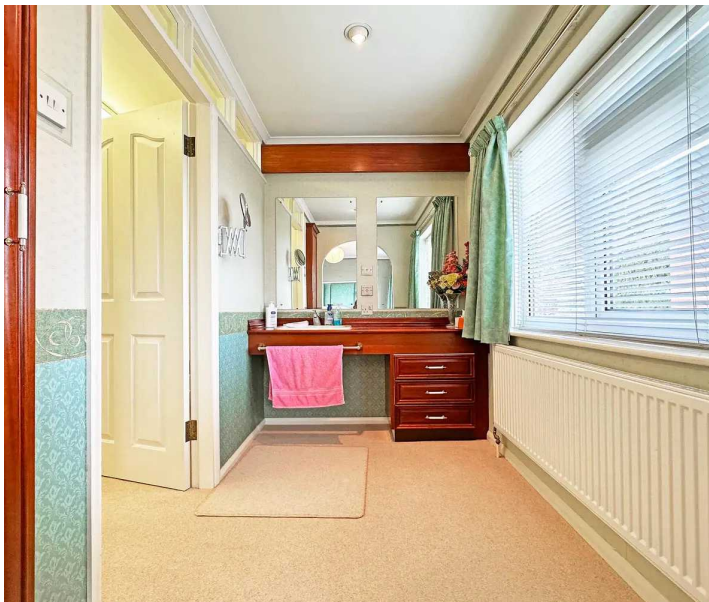
FIRST FLOOR LANDING

PRINCIPAL BEDROOM

13' 1" x 11' 0" (4.00m x 3.36m)

DRESSING ROOM

8' 6" x 4' 11" (2.60m x 1.49m)



**EN-SUITE**

8' 8" x 5' 3" (2.63m x 1.59m)

BEDROOM TWO

13' 1" x 8' 7" (4.00m x 2.61m)

BEDROOM THREE

8' 7" x 8' 7" (2.61m x 2.61m)

FAMILY BATHROOM

7' 7" x 5' 4" (2.30m x 1.62m)

DOUBLE GARAGE

17' 11" x 16' 0" (5.45m x 4.89m)

OUTER LOBBY**WORKSHOP**

15' 7" x 6' 11" (4.75m x 2.11m)

OUTSIDE THE PROPERTY**REAR GARDEN****ITEMS INCLUDED IN THE SALE**

AEG integrated oven, Electrolux integrated hob, Vent-Axia extractor, (fridge freezer (TBC), dishwasher, all carpets, all curtains, all blinds, garden shed/workplace/office, green house and electric garage door.

ADDITIONAL INFORMATION

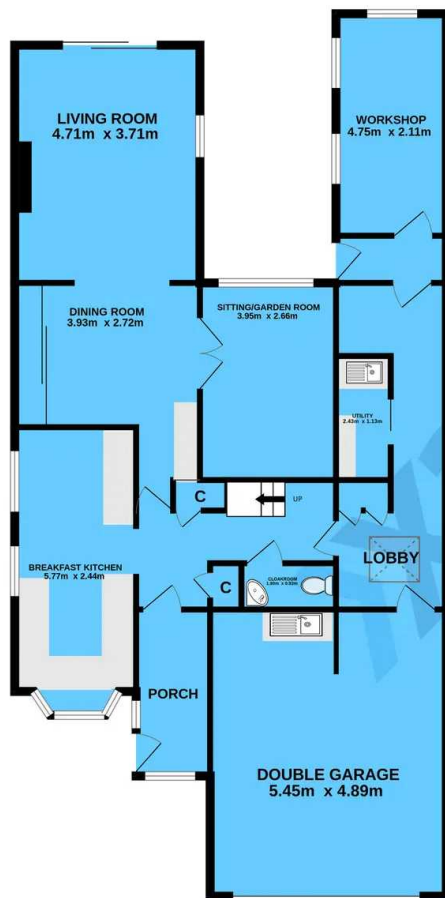
Services: water meter, main gas, electricity and mains sewers. Broadband: BT Fibre-Optic. Loft Space: Boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

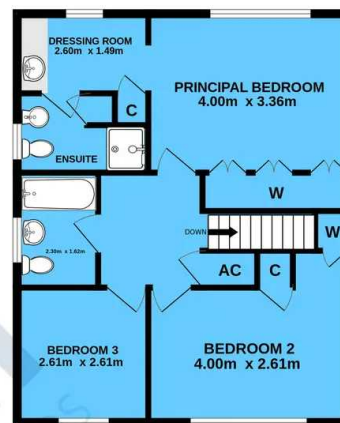
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

