



Mill Lane, Dorridge

Offers In Excess £825,000







## PROPERTY OVERVIEW

Situated on a corner plot and set back behind a large blocked paved driveway providing ample parking is this spacious four double bedroom detached property which truly requires internal inspection to be fully appreciated. The property is beautifully presented throughout and a particular feature is its bright and airy feel with a large entrance hallway with solid wooden flooring providing access into a guest cloakroom and utility. To the front of the property is the first reception room which could be used as either a dining room / play room or sitting room and to the rear is the second reception room / living room with French doors opening onto the rear garden. The ground floor accommodation is completed with an open plan breakfast kitchen with integrated corner seating area, a modern kitchen with granite work surface over and french doors opening onto the rear patio. To the first floor are four double bedrooms and three bathrooms. The principal bedroom is located to the rear and includes an ensuite facility. Bedroom Two / Guest Bedroom is located to the front and again affords an ensuite. The two remaining double bedrooms are serviced via the large family bathroom.





Outside the property affords ample parking via the large block paved driveway which also leads to the single garage. To the rear the property enjoys a westerly facing garden which is mainly laid with lawn, full width patio and takes advantage of the afternoon sun and evening sun set. 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

- Large Four Double Bedroom Detached
- Set On Corner Plot With Single Garage
- Set Behind Large Block Paved Driveway
- Lovely Bright and Airy Property With Two Reception Rooms
- Open Plan Breakfast Kitchen
- Three Bathrooms
- Scope For Extension STPP
- Westerly Facing Rear Garden
- Viewing Essential







#### **ENTRANCE HALLWAY**

#### **GUEST CLOAKROOM**

7' 3" x 4' 1" (2.2m x 1.25m)

#### **UTILITY**

9' 2" x 5' 9" (2.8m x 1.75m)

#### **SITTING ROOM**

13' 1" x 11' 2" (4m x 3.41m)

#### **LIVING ROOM**

#### **BREAKFAST KITCHEN**

18' 1" x 10' 10" (5.5m x 3.3m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 1" x 10' 2" (4m x 3.1m)

#### **ENSUITE**

9' 10" x 4' 1" (3m x 1.25m)

#### **BEDROOM TWO**

12' 12" x 10' 12" (3.95m x 3.35m)

#### **ENSUITE**

9' 0" x 6' 3" (2.75m x 1.9m)

#### **BEDROOM THREE**

12' 4" x 9' 10" (3.75m x 3m)

#### **BEDROOM FOUR**

7' 10" x 10' 2" (2.39m x 3.1m)

#### **BATHROOM**

9' 10" x 6' 7" (3m x 2m)







## **OUTSIDE THE PROPERTY**

### **SINGLE GARAGE**

18' 6" x 8' 2" (5.65m x 2.5m)

### **WEST FACING GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, integrated oven, integrated hob, extractor, dishwasher, washing machine, tumble dryer, all carpets, some curtains, all blinds, fitted wardrobes in bedroom one and two, all light fittings and garden shed.

### **ADDITIONAL INFORMATION**

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

### **MONEY LAUNDERING REGULATIONS**

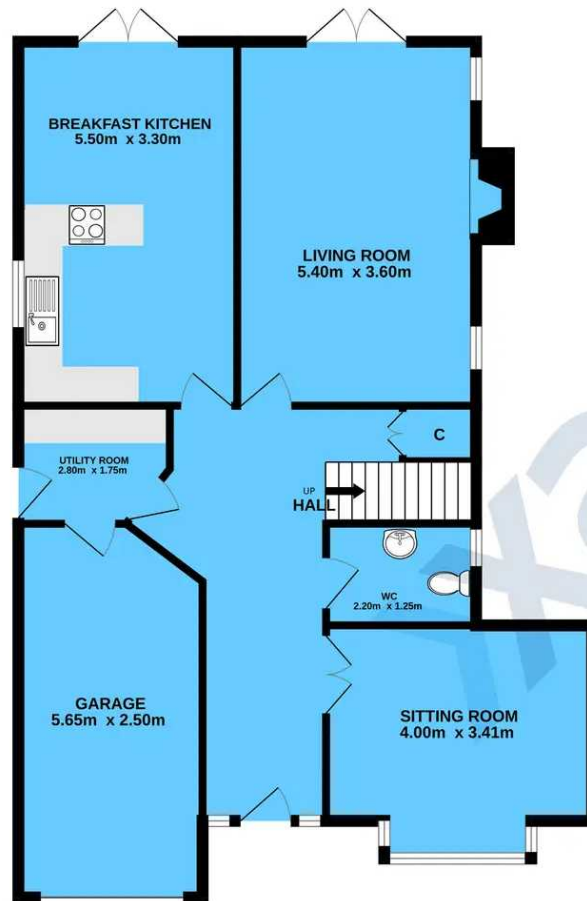
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



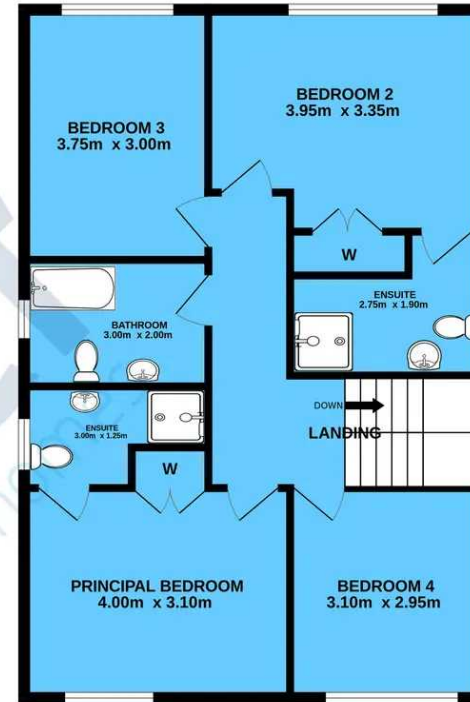




GROUND FLOOR



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.  
Made with Metropix ©2023

# Xact Homes

1632-1642 High Street, Knowle - B93 0JU

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

**xact**  
exclusive