



smarthomes



- An Extremely Well Presented Detached Family Home
- Four Bedrooms
- Open Plan Family Kitchen/Diner
- Re-Fitted En-Suite Shower Room & Family Bathroom

Dorridge Croft, Dorridge, Solihull, B93 8QL

Smart Homes Portfolio are delighted to offer this extremely well presented detached family home situated in a most discreet cul-de-sac location within walking distance of Dorridge Park. Offering accommodation comprising a welcoming entrance hallway, spacious through lounge, open plan family kitchen/diner, utility room, guest W.C, four bedrooms, re-fitted en-suite shower room, re-fitted family bathroom, private rear garden with home office, large side garage and driveway parking

Offers Over £850,000

EPC Rating - 66

Current Council Tax Band - G



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a tarmac driveway providing off road parking, laid lawn area, planted shrubs and bushes extending to a storm porch with a solid wooden front door leading into



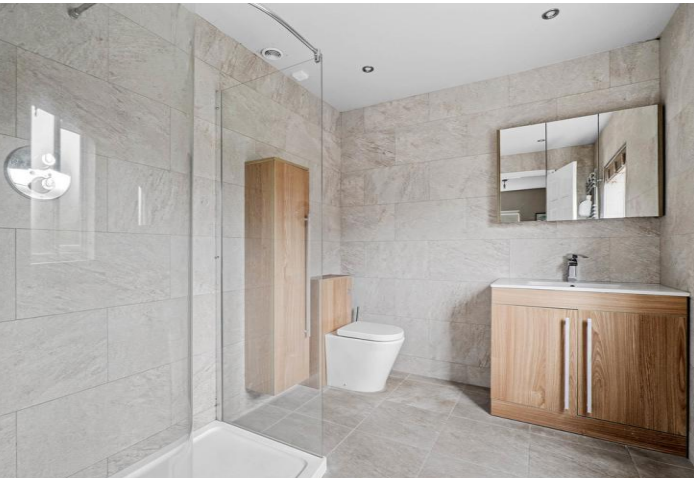
Welcoming Entrance Hallway

With Karndean flooring, hardwood framed double glazed windows to front, wall lighting, radiator, stairs leading to the first floor accommodation, useful cloaks cupboard and double doors leading off to



Spacious Through Lounge

20' 4" x 12' 5" (6.2m x 3.8m) With UPVC double glazed bow window to front elevation, composite framed double glazed bi-fold doors to rear garden, Karndean flooring, wall mounted radiator, wall lighting, LED ceiling spot lights and an open fire with tiled hearth and wooden surround



Open Plan Family Kitchen/Diner to Rear

18' 8" x 14' 9" (5.7m x 4.5m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Centralised island with granite work surface, space for AGA style cooker with extractor hood over and an integrated dishwasher. Tiling to splash back areas, Karndean flooring, LED ceiling spot lights, UPVC double glazed windows to the side and rear aspects, UPVC double glazed composite stable style door to rear garden and further single glazed door to



Utility Room

16' 0" x 5' 6" (4.9m x 1.7m) With fitted wall units, Belfast style sink with tiled splashback, space and plumbing for washing machine and tumble dryer, single glazed wooden doors leading to property frontage and rear garden, two ceiling light points and courtesy door to garage

Guest W.C

Being fitted with a white suite comprising a low flush W.C and vanity wash hand basin. Hardwood framed obscure double glazed window to front, tiling to floor, radiator and ceiling light point

Landing

With ceiling spot light, useful airing cupboard, access to a part boarded loft space via a drop down ladder and doors leading off to

Bedroom One to Rear

14' 9" x 11' 1" (4.5m x 3.4m) With a UPVC double glazed window to rear elevation, radiator, ceiling spot lights and door to

Re-Fitted En-Suite Shower Room to Side

8' 10" x 7' 2" (2.7m x 2.2m) Being re-fitted with a modern white suite comprising of a walk in shower, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure UPVC double glazed window to the side elevation

Dual Aspect Bedroom Two

13' 5" x 12' 9" (4.1m x 3.9m) With a feature vaulted ceiling with beams and two Velux roof windows to front elevation, a UPVC double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

11' 1" x 8' 2" (3.4m x 2.5m) With a UPVC double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Side

14' 9" x 7' 10" (4.5m x 2.4m) With a UPVC double glazed window to side elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Front

11' 9" x 5' 2" (3.6m x 1.6m) Being re-fitted with a modern white Roca suite comprising of a panelled bath, separate large shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure UPVC double glazed window to the front elevation

Private Rear Garden


Being mainly laid to lawn with a wrap around Indian stone patio area, panelled fencing to boundaries, external lighting, cold water tap, gated side access, large timber framed shed, timber store area, greenhouse, raised fruit and vegetable beds, a variety of mature shrubs and bushes, pergola and access to a home office with electrical connection

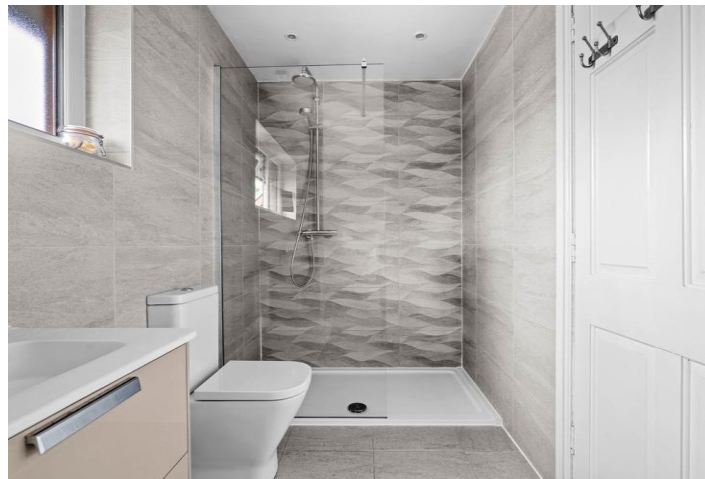
Large Side Garage

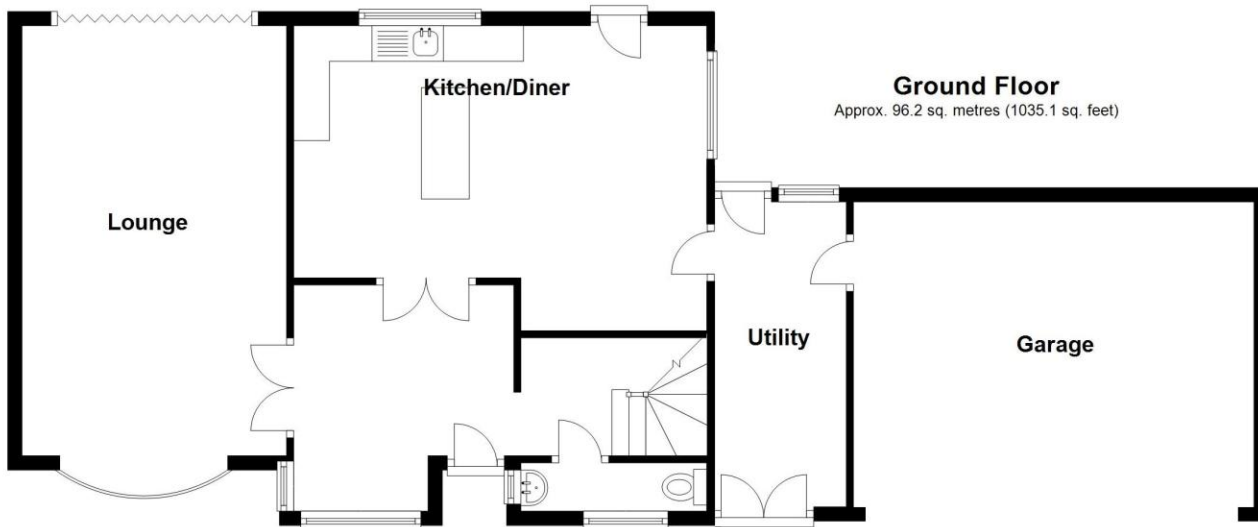
16' 4" x 15' 5" (5m x 4.7m) With an electric roller shutter door for vehicular access, ceiling light points and courtesy door to utility room

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





Total area: approx. 178.0 sq. metres (1915.8 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.