



Woodchester Road, Dorridge

Guide Price £900,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Set upon a large corner plot and located within easy walking distance to Dorridge village and station is this extended four double bedroom traditional detached property which truly requires internal inspection to be fully appreciated. Residing on the corner of Woodchester / Kingscote Road, the property is located behind a large block paved driveway providing ample parking and benefits from gardens which wrap around the property. The property has planning permission granted (PL/2023/01917/MINFHO) for extension and internal remodelling of the existing kitchen, full details are available from Xact Homes. The property is immaculately maintained and to the ground floor affords four beautiful reception rooms including living room, dining room, study and a stunning garden room located off the modern breakfast kitchen which is fitted with a range of base wall and drawer units. Conveniently located off the kitchen is a large utility and guest cloakroom. To the first floor are four double bedrooms and two bathrooms. The principal bedroom affords extensive fitted wardrobes and luxury ensuite. All remaining bedrooms are double and are serviced via the family bathroom.





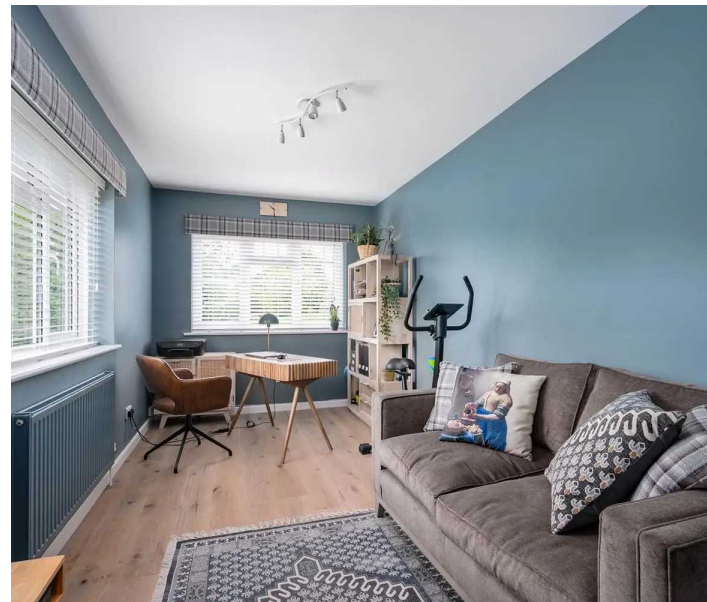
Outside, the property benefits from a large rear garden which wraps around the entire house and includes many landscaped seating areas, border shrubs and trees, as well as a decked area with Pergola off the garden room. To the front of the property is a single garage which could easily be converted into further living accommodation and to the side of property is ample space for either further extension or development of a double garage which would be subject to the necessary planning permissions. To view this beautiful 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





- Set Upon A Large Corner Plot
- Four Double Bedroom Traditional Detached
- Living Room & Dining Room
- Breakfast Kitchen
- Garden Room
- Principal Bedroom With Ensuite
- Large Wrap Around Garden

PORCH

HALL

DINING ROOM

13' 0" x 11' 10" (3.95m x 3.60m)

LIVING ROOM

16' 5" x 11' 10" (5.00m x 3.60m)

BREAKFAST KITCHEN

KITCHEN

16' 9" x 9' 4" (5.10m x 2.85m)

BREAKFAST AREA

9' 4" x 8' 2" (2.85m x 2.50m)

GARDEN ROOM

13' 1" x 12' 2" (4.00m x 3.70m)

UTILITY ROOM

12' 4" x 7' 1" (3.75m x 2.15m)

WC

STUDY

16' 5" x 8' 2" (5.00m x 2.50m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 11' 10" (4.00m x 3.60m)

**ENSUITE**

10' 2" x 3' 3" (3.10m x 1.00m)

BEDROOM TWO

15' 5" x 9' 2" (4.70m x 2.80m)

BEDROOM THREE

10' 2" x 10' 0" (3.10m x 3.05m)

BEDROOM FOUR

11' 0" x 8' 6" (3.35m x 2.60m)

BATHROOM

9' 2" x 6' 7" (2.80m x 2.00m)

WC**OUTSIDE THE PROPERTY****GARAGE**

15' 7" x 8' 6" (4.75m x 2.60m)

LARGE WRAP AROUND GARDEN**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms, underfloor heating, garden shed and greenhouse.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - Virgin - 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 ©2022.

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

