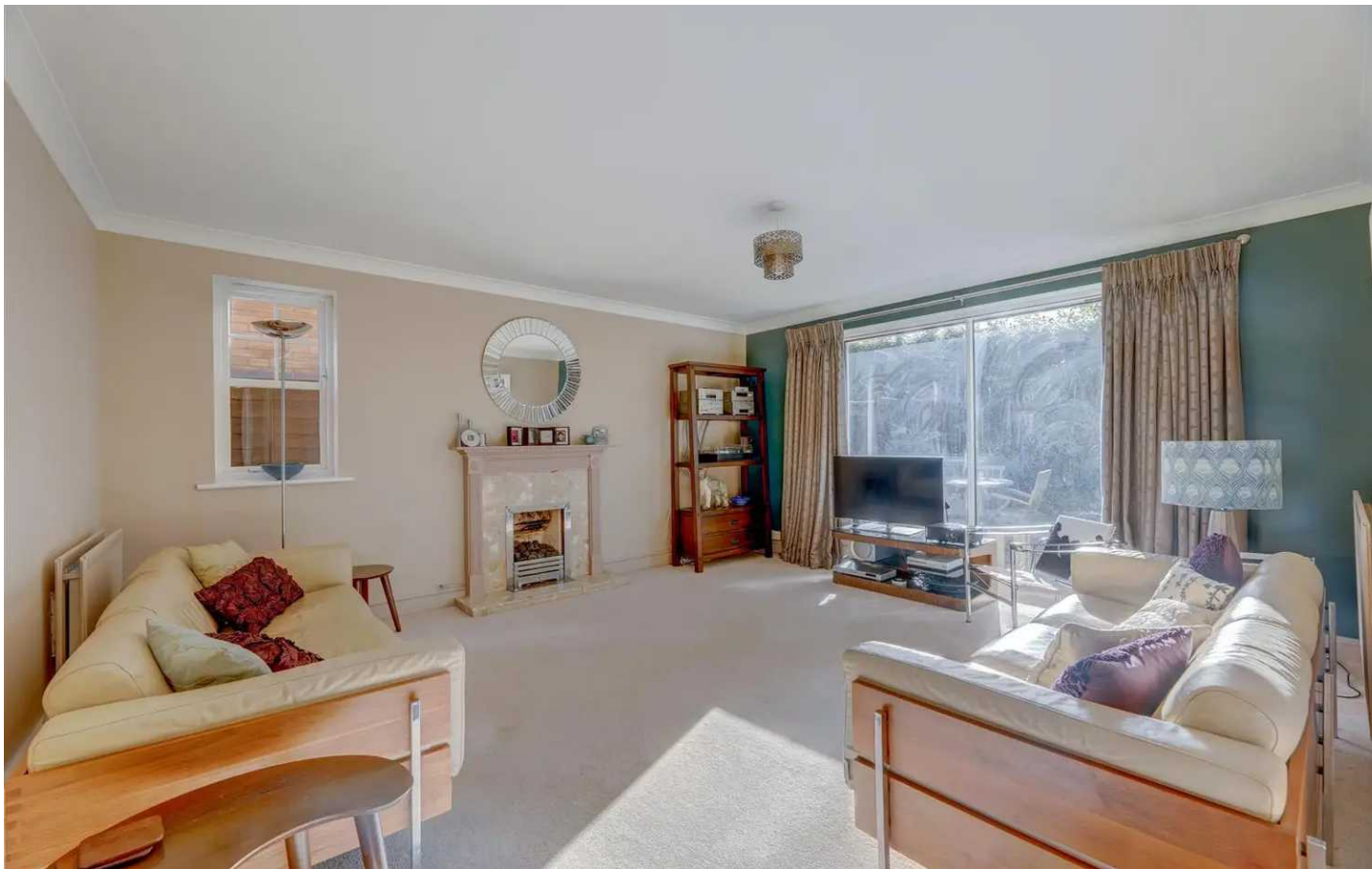




Bramshall Drive, Dorridge

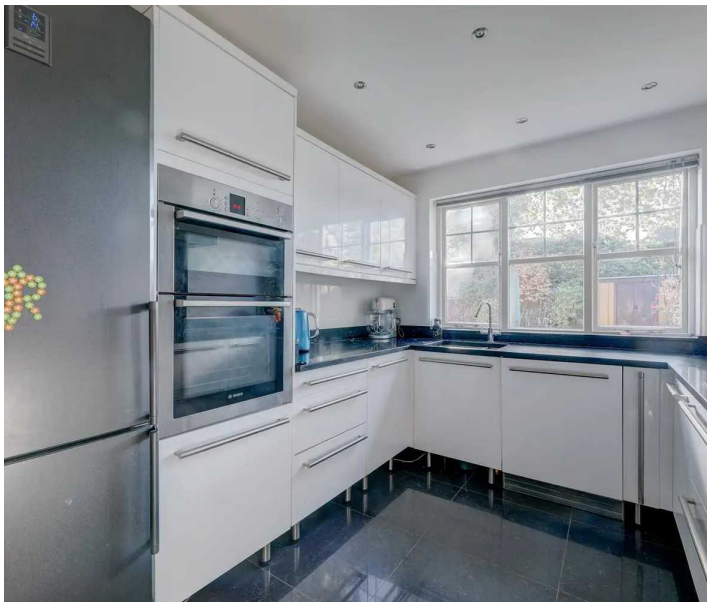
Guide Price £750,000





PROPERTY OVERVIEW

This well presented four double bedroom detached property resides within a quiet cul de sac of Dorridge and is within walking distance to Dorridge Village and Station. Set behind a tarmac driveway and lawned foregarden, this superb family home also resides within the catchment area for all local schools including Arden Academy. Briefly the property affords:- double garage, entrance hallway, downstairs guest cloakroom, three reception rooms (including study/living/dining room), modern breakfast kitchen, utility, four bedrooms, master with luxury en suite and fitted wardrobes, luxury family bathroom and southerly facing rear garden and garage. To view this fantastic property please contact Xact Homes on 01564 777284.



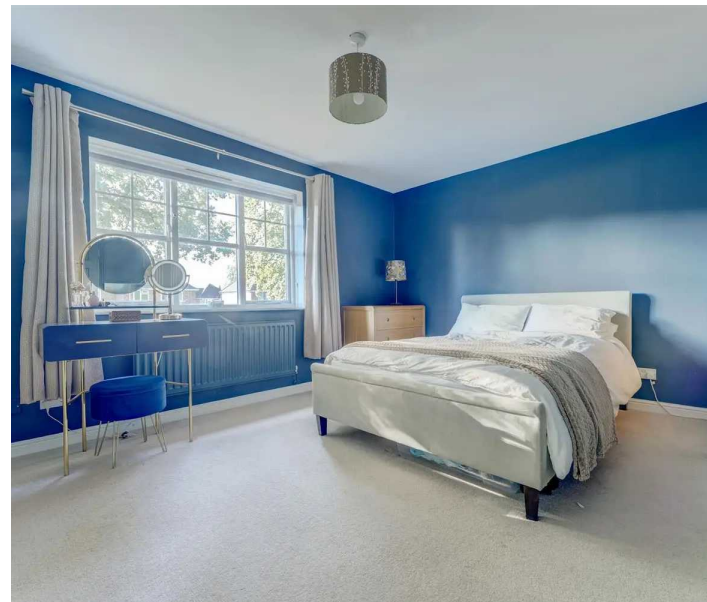
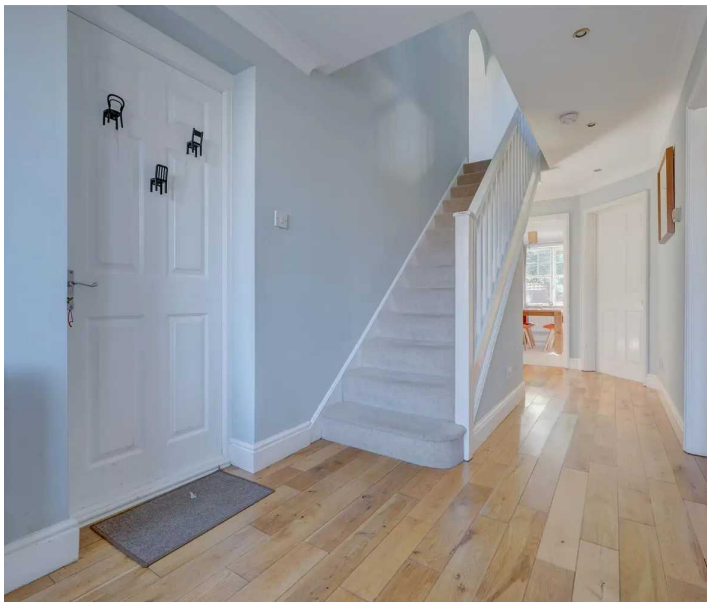


PROPERTY LOCATION

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: G

Tenure: Freehold





- Well Presented Four Double Bedroom Detached
- Located Within Walking Distance To Dorridge Station & Village
- Originally Built By Crest Nicholson
- Double Garage
- Three Reception Rooms
- Modern Breakfast Kitchen
- Master With En Suite & Fitted Wardrobes
- Luxury Family Bathroom
- Southerly Facing Rear Garden





ENTRANCE HALLWAY

WC

8' 2" x 3' 3" (2.5m x 1m)

LIVING ROOM

13' 11" x 15' 5" (4.25m x 4.7m)

DINING ROOM

9' 4" x 11' 6" (2.85m x 3.5m)

UTILITY ROOM

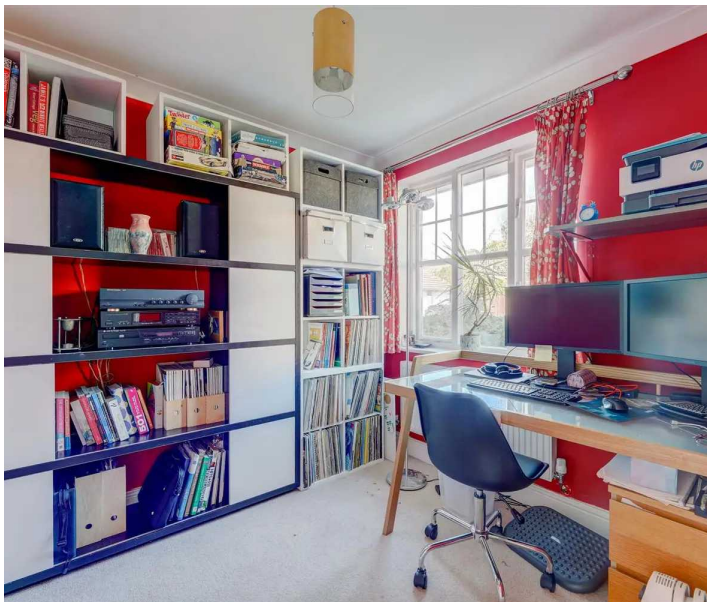
8' 2" x 4' 11" (2.5m x 1.5m)

BREAKFAST/KITCHEN

8' 6" x 14' 5" (2.6m x 4.4m)

STUDY

8' 6" x 8' 2" (2.6m x 2.5m)





FIRST FLOOR

MASTER BEDROOM

14' 9" x 11' 6" (4.5m x 3.5m)

ENSUITE

7' 7" x 3' 3" (2.3m x 1m)

BEDROOM TWO

12' 4" x 16' 9" (3.75m x 5.1m)

BEDROOM THREE

14' 9" x 8' 10" (4.5m x 2.7m)

BEDROOM FOUR

10' 10" x 13' 5" (3.3m x 4.1m)

BATHROOM

7' 7" x 4' 12" (2.3m x 1.52m)

OUTSIDE THE PROPERTY

GARAGE

16' 11" x 16' 11" (5.15m x 5.15m)

REAR SOUTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch dishwasher, all carpets, fitted wardrobes in one bedroom, two garden sheds, garage built in storage at the rear including shelving and both bathroom cabinets

ADDITIONAL INFORMATION

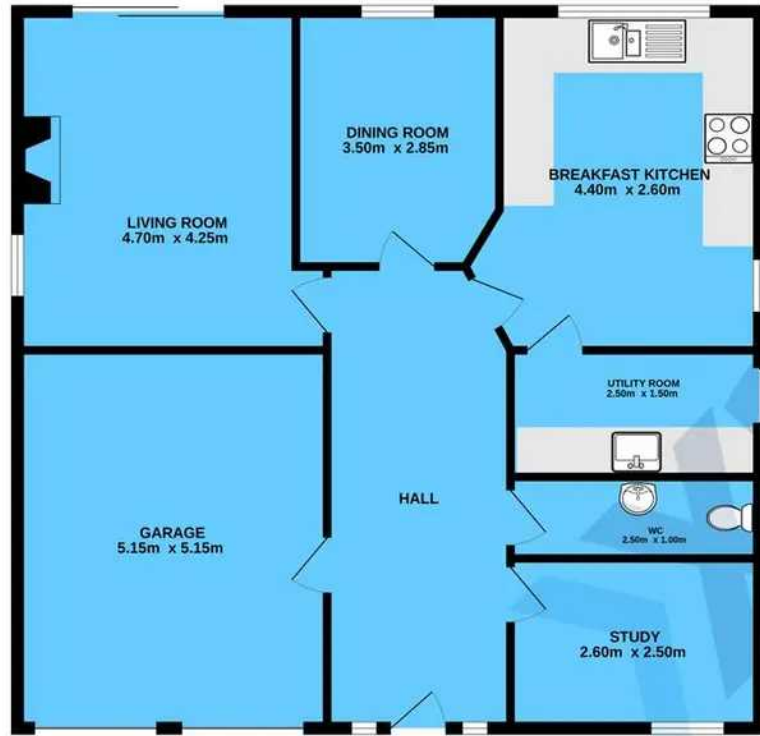
Services - Water meter, mains gas, electricity and mains sewers Broadband - Plusnet

MONEY LAUNDERING REGULATIONS

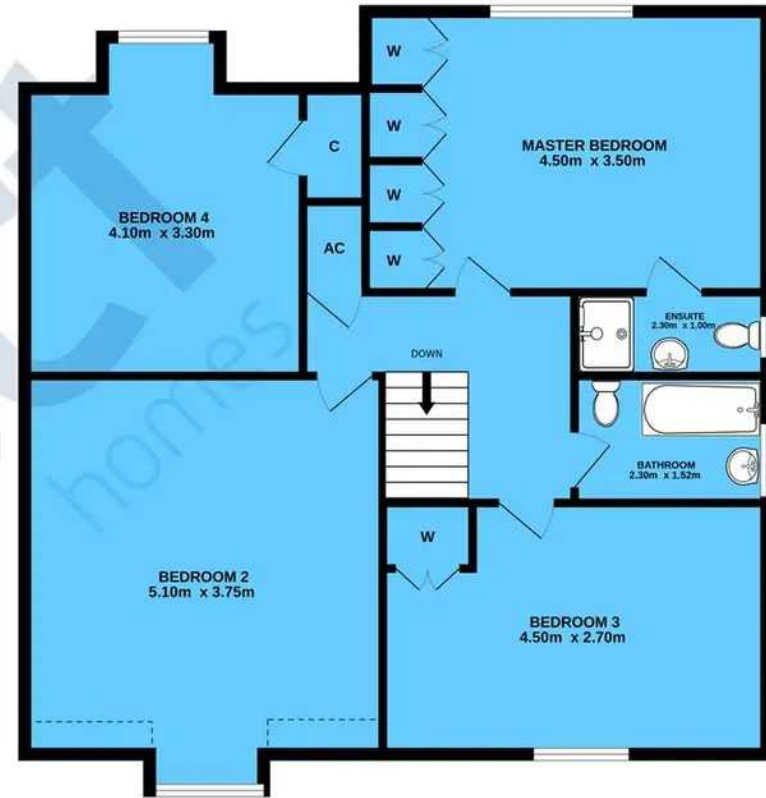
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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SALES & LETTINGS

