



Apsley Grove, Dorridge

Guide Price £825,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Set within a highly sought after road and offering outstanding potential to modernise and extend, subject to the necessary planning permissions, is this four bedroom detached property originally built by Bryant Homes. The property is set back behind a tarmacadam and block paved driveway providing ample parking and also provides access into a double garage. The ground floor accommodation is accessed via an entrance hallway with guest cloakroom and also leads into two reception rooms being dining room and living room. Accessed off the dining room is a large conservatory which is also accessed via the breakfast kitchen which in turn leads into the utility. The utility provides a courtesy door which gives internal access into the double garage. To the first floor are four bedrooms and two bathrooms. The principal bedroom benefits from an ensuite facility with the remaining bedrooms serviced via the family bathroom. Outside the property enjoys an east facing rear garden which is mainly laid with lawn and with a full width paved patio providing ample room for table and chairs. The property is offered to the market with the benefit of no upward chain and is located within easy walking distance to Dorridge station, Park and all local facilities. To arrange your private viewing 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



- No Upward Chain
- Located Within A Quiet Cu-De-Sac Of Dorridge
- Double Garage
- East Facing Rear Garden
- Walking Distance To Dorridge Park, Village & Station
- Outstanding Potential To Extend & Update (STPP)
- Originally Built By Bryant Homes



ENTRANCE HALLWAY

GUEST CLOAKROOM

DINING ROOM

9' 0" x 13' 1" (2.75m x 4.00m)

LIVING ROOM

16' 7" x 13' 1" (5.05m x 4.00m)

CONSERVATORY

13' 1" x 19' 8" (4.00m x 6.00m)

BREAKFAST/KITCHEN

9' 0" x 15' 7" (2.75m x 4.75m)

UTILITY

9' 0" x 7' 3" (2.75m x 2.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 8" x 13' 1" (3.85m x 4.00m)

ENSUITE

3' 11" x 9' 8" (1.20m x 2.95m)

BEDROOM TWO

11' 4" x 12' 4" (3.45m x 3.75m)

BEDROOM THREE

9' 2" x 9' 8" (2.80m x 2.95m)

BEDROOM FOUR

10' 4" x 7' 9" (3.15m x 2.35m)

BATHROOM

5' 11" x 8' 6" (1.80m x 2.60m)



OUTSIDE THE PROPERTY

DOUBLE GARAGE

GARAGE ONE

13' 7" x 8' 4" (4.15m x 2.55m)

GARAGE TWO

11' 2" x 7' 10" (3.40m x 2.40m)

TOTAL SQUARE FOOTAGE

167.5 sq. m (1803 sq.ft) approx.

EAST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, tumble dryer, all carpets, all curtains, all blinds, all light fittings, garden shed and 2 garage doors (one electric and one manual)

ADDITIONAL INFORMATION

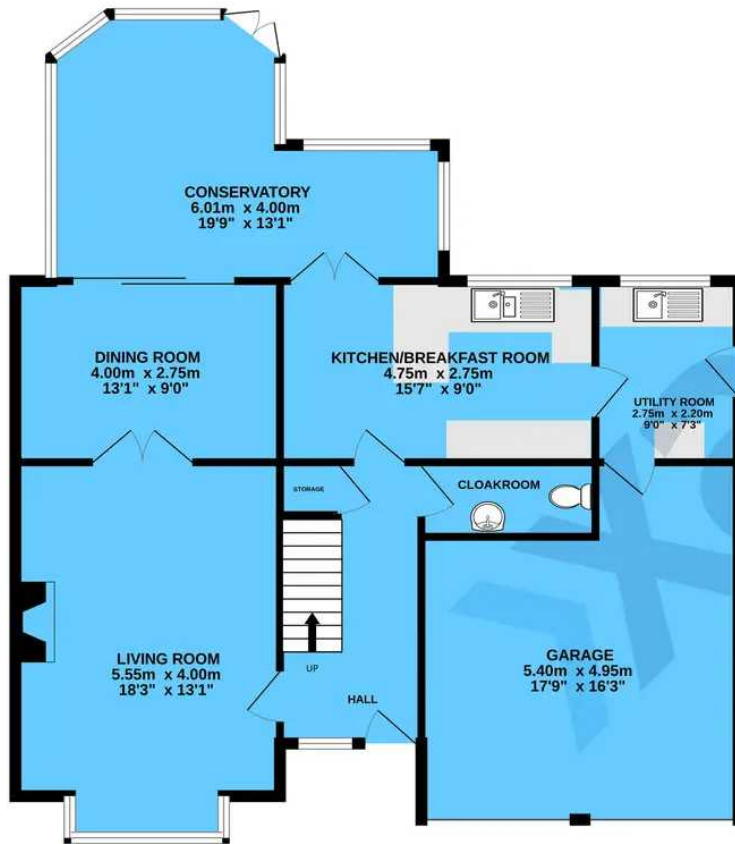
Services: water meter, mains gas, electricity and mains sewers.

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
104.4 sq.m. (1123 sq.ft.) approx.



1ST FLOOR
63.1 sq.m. (679 sq.ft.) approx.



TOTAL FLOOR AREA: 167.5 sq.m. (1803 sq.ft.) approx.

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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