



Woodstock Crescent, Dorridge

Guide Price £995,000





PROPERTY OVERVIEW

This is an outstanding opportunity to purchase the former show home located within this sought after road of Dorridge and situated within easy walking distance to the village, station and all local schools. The existing owners have substantially extended and improved the property and are able to make the property available with the benefit of no upward chain. Set on a large wide corner plot, the property occupies a prominent position behind a block paved driveway providing parking for multiple vehicles and also provides access into a double garage plus a separate access into a large bin store. All ground floor accommodation is accessed via a spacious hallway with guest cloakroom and leads to four reception rooms including dual aspect living room with feature inglenook fireplace, extended dining room with french doors to the rear, study and a further versatile reception room which is currently used as a gym.





The heart of this superb family home is the large open plan breakfast kitchen and family room which has been superbly updated and remodeled by the present owners to include a feature central island, modern base wall and drawer units with granite work surface over. Off the kitchen is a large and walk in pantry / wine store. To the first floor are four bedrooms and two luxury bathrooms. The principal bedroom affords extensive fitted wardrobes and a luxury ensuite facility. The remaining bedrooms are serviced via the family bathroom. Outside and a particular feature of the property is the large landscaped rear garden with full width patio, lawned areas and formal borders shrubs and trees. Offered to the market with this benefit of no upward chain, this is a superb family home not to be missed. Viewings is highly recommended to fully appreciate the extensive accommodation on offer plus the location of this former show home. Call Xact Homes on 01564 777284 to arrange a private viewing.





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





- Walking Distance To Dorridge Village & Station
- Set On A Large Wide Corner Plot Behind A Block Paved Driveway
- Four Reception Rooms
- Four Bedrooms & Two Bathrooms
- Substantially Extended Detached Former Show Home
- Large Open Plan Breakfast Kitchen & Family Room
- Superb Landscaped Rear Garden
- Living Room, Dining Room, Study and Gym
- No Upward Chain





HALLWAY

GUEST CLOAKROOM

LIVING ROOM

21' 0" x 12' 4" (6.40m x 3.75m)

DINING ROOM

19' 6" x 12' 0" (5.95m x 3.65m)

STUDY

8' 6" x 8' 10" (2.60m x 2.70m)

RECEPTION ROOM/GYM

9' 2" x 14' 7" (2.80m x 4.45m)

BREAKFAST/KITCHEN

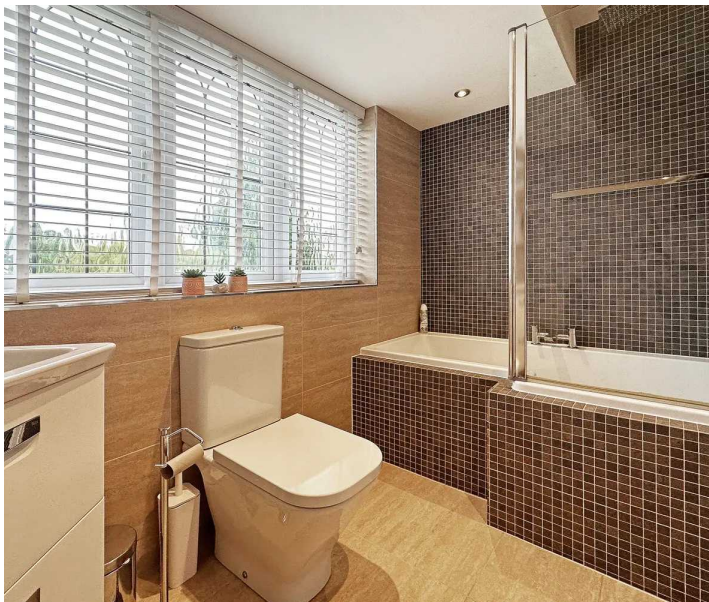
13' 11" x 24' 7" (4.25m x 7.50m)

FAMILY ROOM

15' 11" x 8' 10" (4.85m x 2.70m)

PANTRY/WINE STORE

15' 9" x 6' 7" (4.80m x 2.00m)





FIRST FLOOR

PRINCIPAL BEDROOM

11' 6" x 16' 5" (3.50m x 5.00m)

ENSUITE

9' 0" x 9' 0" (2.75m x 2.75m)

BEDROOM TWO

11' 4" x 12' 2" (3.45m x 3.70m)

BEDROOM THREE

9' 6" x 12' 2" (2.90m x 3.70m)

BEDROOM FOUR/DRESSING ROOM

8' 2" x 11' 10" (2.50m x 3.60m)

BATHROOM

5' 5" x 9' 0" (1.65m x 2.75m)



OUTSIDE THE PROPERTY

NORTH FACING GARDEN

GARAGE

17' 3" x 17' 11" (5.25m x 5.45m)

TOTAL SQUARE FOOTAGE

247.5 sq.m (2664 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Franke extractor, Bosch microwave, Bosch fridge, Bosch freezer, Bosch dishwasher, Bosch washing machine, White Knight tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two and three, all light fittings, garden shed, CCTV and electric garage door.

FURTHER ITEMS INCLUDED IN THE SALE

Fitted wine coolers

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky 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
168.4 sq.m. (1812 sq.ft.) approx.



1ST FLOOR
79.1 sq.m. (852 sq.ft.) approx.



TOTAL FLOOR AREA : 247.5 sq.m. (2664 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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