



Woodcote Drive, Dorridge

Offers Over £1,500,000





PROPERTY OVERVIEW

This is a superb opportunity to purchase a four bedroom detached property located in an extremely quiet cul-de-sac just off Knowle Wood Road in Dorridge and offering an outstanding opportunity for those seeking to either build their own property or those looking to extend / remodel an existing property on the Dorridge Triangle. Located within easy walking distance to Dorridge station and all local facilities, the property is set on a large plot extending to approximately 0.4 of an acre and also behind a private gated entrance and large stoned driveway providing extensive parking and also leads to a double garage. Occupying a most private plot with stunning views to open fields to the side and rear, the property offers superb open plan family accommodation set over three floors. Of particular note is that the property previously had planning permission for two properties to be built and plans have been drawn up to be able to extend the property to a stunning six bedroom property however, these have now lapsed and would require renewal by any incumbent buyer.





All ground floor accommodation is accessed via a large and bright entrance hallway with wooden flooring throughout. The hallway provides access into a large living room with two sets of French doors opening to rear and side patio areas. The living room also provides access into a conservatory which offers versatility to be used as either a further reception room / sitting room or study. The heart of this family home is the large open plan kitchen / dining and living room which offers superb open space with a modern range of base wall and drawer units, granite worksurface and feature central island. The kitchen opens into large living room offering superb views to the rear garden and open fields. The ground floor accommodation is completed with a large utility, guest cloakroom and side store plus internal access into the double garage. To the first floor are three double bedrooms with the principal bedroom affording fitted wardrobes and a large ensuite with separate bath and shower. The remaining bedrooms again afford fitted wardrobes and are serviced via the family bathroom. Outside the property sits on a large plot with garden expanding to the side and rear as well as extensive patio areas wrapping around the property.

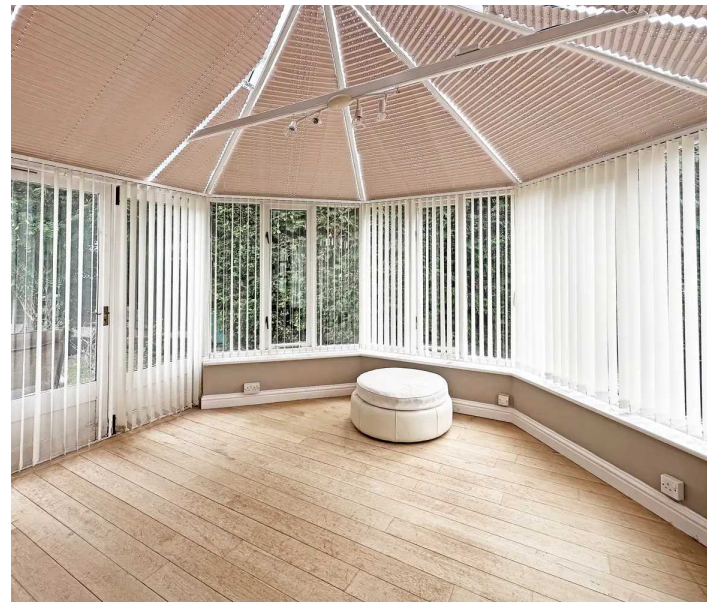




The rear garden offers open and uninterrupted views to fields to all aspects and also offers an south easterly aspect maintaining sunshine throughout the day. To view this outstanding opportunity situated within the Dorridge Triangle please contact Xact Homes on 01564 777284 and arrange your private 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.



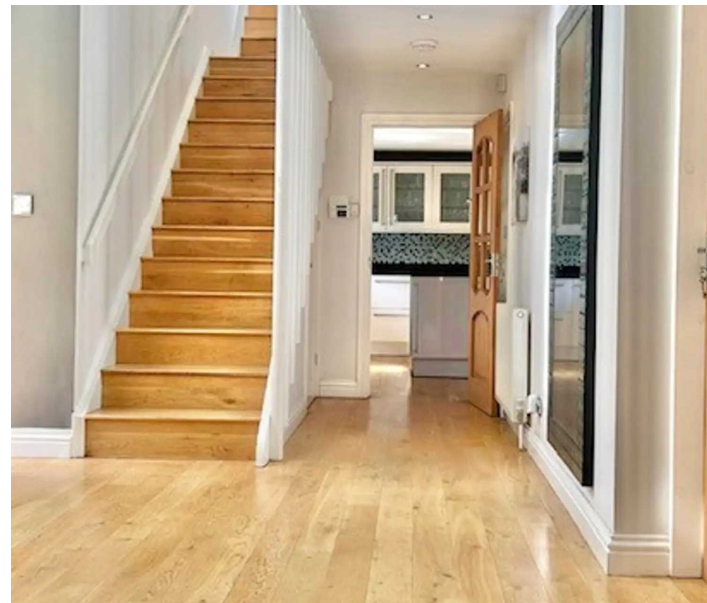
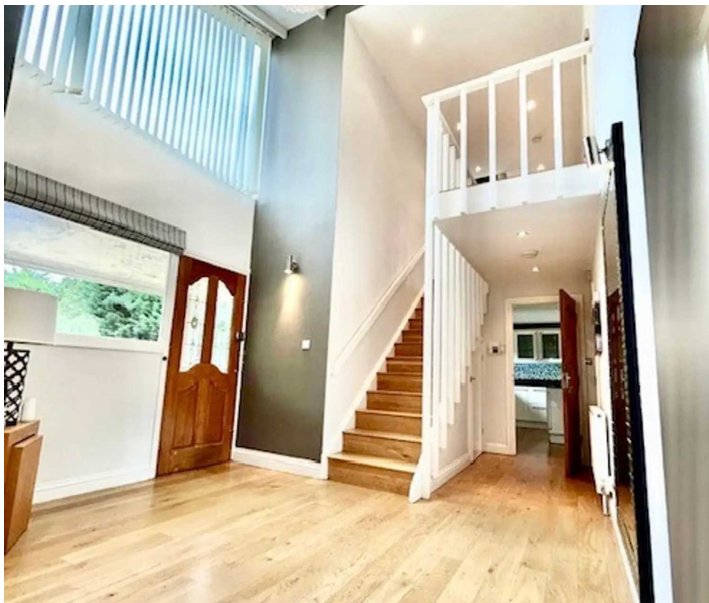


A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides 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

- No Upward Chain
- Outstanding Development Opportunity STPP
- Four Double Bedroom Detached
- Set Behind Private Gates & Large Stoned Driveway
- Located On A Corner Plot Extending To Approx. 0.4 Acre
- Uninterrupted Views To Open Fields
- Large Open Plan Kitchen / Dining & Living Room
- Double Garage
- Previous Planning Permission For Two Dwellings





ENTRANCE HALLWAY

LIVING ROOM

20' 2" x 16' 3" (6.15m x 4.95m)

CONSERVATORY

13' 1" x 12' 4" (4.00m x 3.75m)

KITCHEN

12' 4" x 13' 1" (3.75m x 4.00m)

DINING/LIVING ROOM

13' 11" x 30' 0" (4.25m x 9.15m)

UTILITY

6' 3" x 14' 9" (1.90m x 4.50m)

GUEST WC

SIDE STORAGE

22' 2" x 4' 1" (6.75m x 1.25m)





FIRST FLOOR

PRINCIPAL BEDROOM

14' 1" x 13' 9" (4.30m x 4.20m)

ENSUITE

10' 10" x 6' 5" (3.30m x 1.95m)

BEDROOM TWO

11' 8" x 15' 7" (3.55m x 4.75m)

BEDROOM THREE

11' 6" x 15' 7" (3.50m x 4.75m)

BATHROOM

7' 3" x 14' 1" (2.20m x 4.30m)

SECOND FLOOR

BEDROOM FOUR

23' 9" x 23' 11" (7.25m x 7.28m)

OUTSIDE THE PROPERTY

GARAGE

14' 9" x 19' 6" (4.50m x 5.95m)

TOTAL SQUARE FOOTAGE

269.0 sq.m (2896 sq.ft) approx.

SOUTH EASTERLY FACING GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three and four, all light fittings, garden shed (lean to the house) and electric garage door.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: Virgin Fibre-Optic.

FURTHER ADDITIONAL INFORMATION

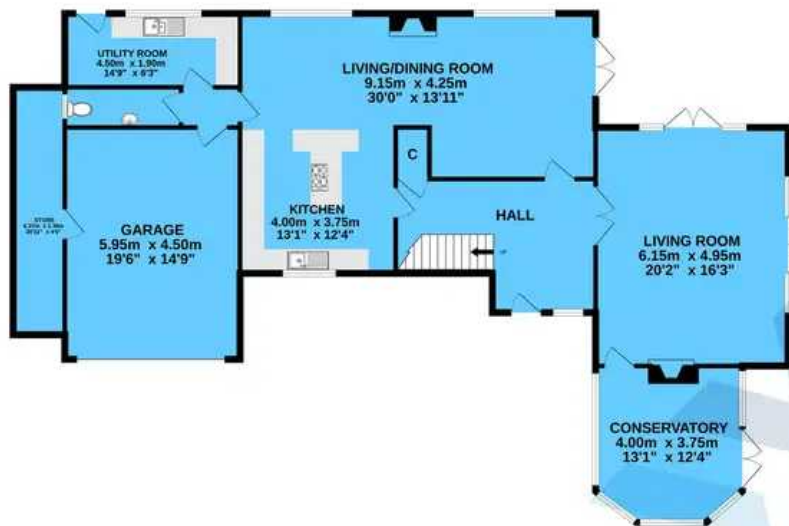
Any incumbent buyer should be aware that a small section of the garden is currently on a peppercorn rent of £15 per annum.

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.



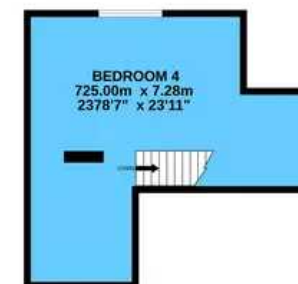
GROUND FLOOR
156.2 sq.m. (1681 sq.ft.) approx.



1ST FLOOR
78.6 sq.m. (825 sq.ft.) approx.



2ND FLOOR
36.2 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 269.0 sq.m. (2896 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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