



Walcot Green, Dorridge

Guide Price £725,000





PROPERTY OVERVIEW

Presenting a truly remarkable opportunity, this four-bedroom detached property is perfectly situated in the sought-after location of Dorridge. Positioned within a peaceful cul-de-sac, this stunning family home boasts a prime spot within walking distance of Dorridge Station and local schools.

Immaculately presented, this superb property has been tastefully remodelled by its current owners to perfection. As you step inside, you are greeted by a generously sized entrance hallway that sets the tone for the rest of the house. The heart of the property lies in the expansive open plan kitchen, diner, and family room. Abundant natural light floods in through the dual aspect windows, illuminating the space that also features French doors leading out to the rear garden. A feature log burner adds a touch of elegance, while the fully integrated appliances and central island provide both functionality and style.





Additional highlights of this exceptional residence include a spacious home office with a skylight and a versatile family room perfectly suited for a children's play area. Thoughtful understair storage offers convenience and ample space for whitegoods.

Four well-appointed bedrooms reside on the first floor, with the principal bedroom boasting a walk-in wardrobe and luxurious ensuite. A delightful family bathroom, adorned with ornate tiles, services the remaining bedrooms.

Outside enjoys a west-facing rear garden with both a patio seating area and a raised lawn. Parking is made easy with space for multiple vehicles available at the front of the property.

Overall, this stunning home presents an unparalleled opportunity for discerning buyers seeking both style and practicality in a highly desirable location.



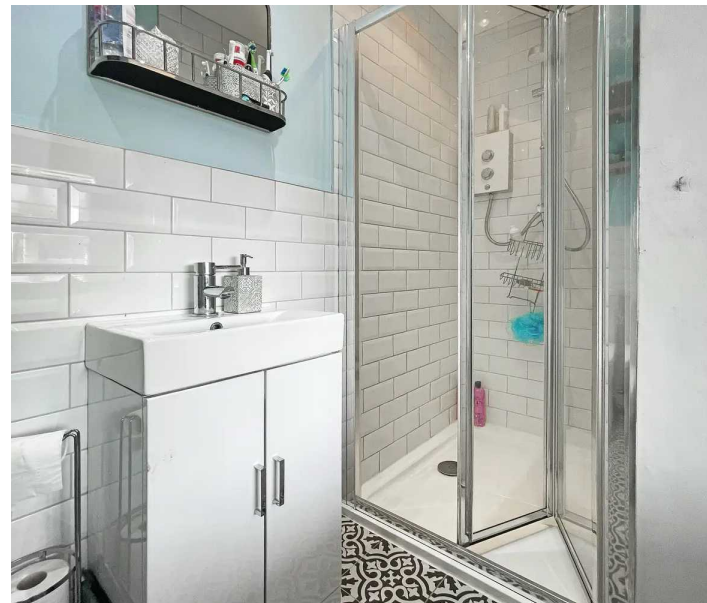


PROPERTY LOCATION

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





- Four Bedroom Detached Property
- Remodeled By The Existing Owners
- Walking Distance To Dorrige Station
- Open Plan Kitchen / Diner / Family Room
- Home Office & Family Room
- Principal Bedroom With Walk-In Wardrobe & Ensuite
- Family Bathroom
- West-Facing Rear Garden
- Parking For Multiple Vehicles

ENTRANCE HALLWAY

KITCHEN/DINING/LIVING AREA

KITCHEN

16' 9" x 9' 0" (5.10m x 2.75m)

DINING AREA

19' 6" x 8' 2" (5.95m x 2.50m)

LIVING AREA

11' 6" x 13' 1" (3.50m x 4.00m)

WC

4' 5" x 9' 2" (1.35m x 2.80m)

FAMILY ROOM

16' 5" x 9' 0" (5.00m x 2.75m)

HOME OFFICE

7' 9" x 9' 10" (2.35m x 3.00m)





FIRST FLOOR

PRINCIPAL BEDROOM

12' 6" x 13' 1" (3.80m x 4.00m)

DRESSING ROOM

5' 11" x 6' 7" (1.80m x 2.00m)

ENSUITE

3' 3" x 9' 0" (1.00m x 2.75m)

BEDROOM TWO

8' 10" x 12' 10" (2.70m x 3.90m)

BEDROOM THREE

9' 2" x 8' 8" (2.80m x 2.65m)

BEDROOM FOUR

9' 0" x 8' 10" (2.75m x 2.70m)

BATHROOM

5' 5" x 9' 8" (1.65m x 2.95m)

TOTAL SQUARE FOOTAGE

155 sq.mt (1671 sq.ft) approx.

OUTSIDE THE PROPERTY

WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets and fitted wardrobes in bedrooms one, two, three and four.

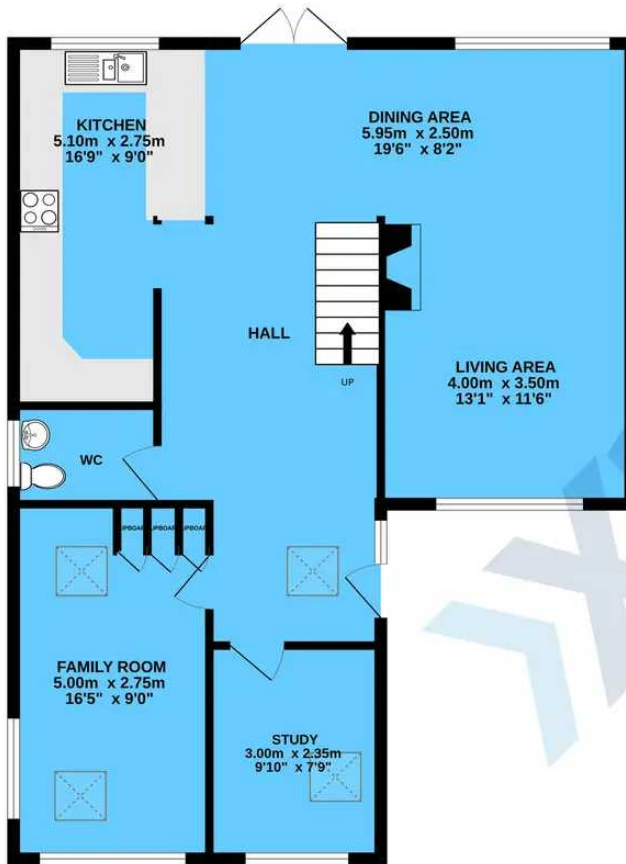
ADDITIONAL INFORMATION

Services: mains gas, electricity and mains sewers, Loft Space: half boarded with lighting,

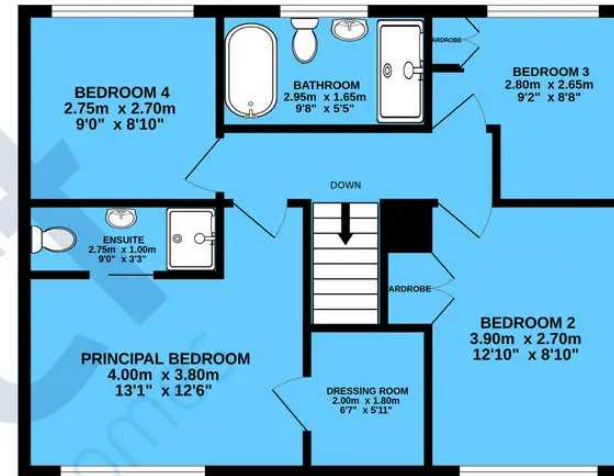
MONEY LAUNDERING REGULATIONS

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



TOTAL FLOOR AREA : 155.3 sq.m. (1671 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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