



Dorridge Road, Dorridge

Guide Price £850,000





PROPERTY OVERVIEW

Introducing an exceptional opportunity to acquire a wonderfully presented three-bedroom detached bungalow, ideally situated along a prestigious road in the sought-after Dorridge Triangle. Located within easy reach of the local train station and an array of amenities, this property offers convenience and comfort to its fortunate residents. This is a rare opportunity and viewing is highly recommended to fully appreciate the many qualities of this remarkable home.

Approaching the property, one is greeted by a block paved driveway, surrounded by a neatly manicured and lawned foregarden, providing an instant impression of warmth. The driveway also provides access into a single garage and side access to the rear garden.

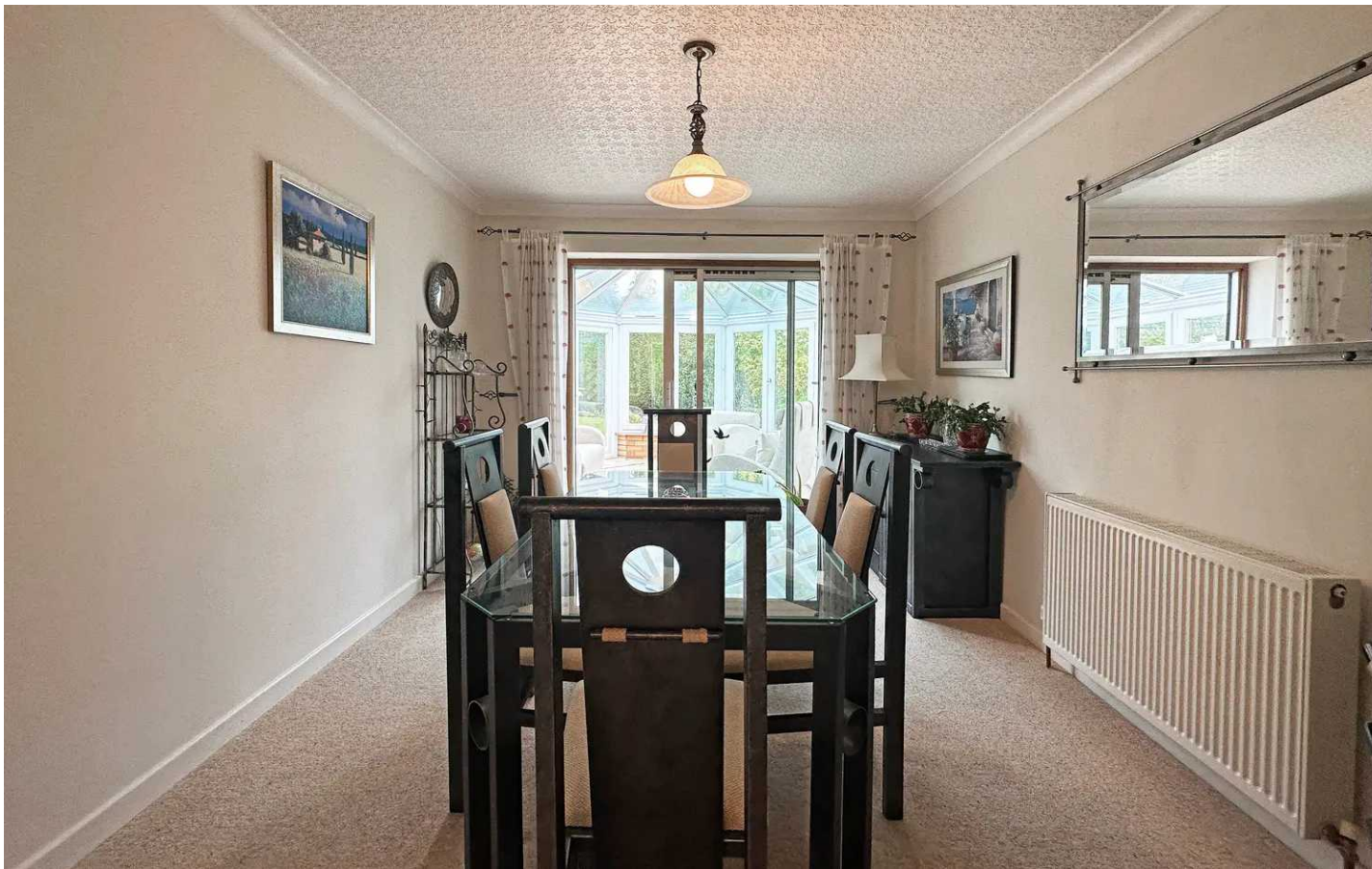




Internally, the accommodation is accessed via an entrance porch and entrance hallway and features three versatile reception rooms, thoughtfully designed to accommodate a variety of purposes. The living room, dining room, and conservatory provide ample space for entertaining guests or enjoying quiet evenings. The breakfast kitchen is perfectly positioned to provide and showcase the views of the private rear garden which is accessed via a french door leading to the large patio area. The property also comprises three well-proportioned double bedrooms. The principal bedroom boasts the added luxury of an en-suite shower room, ensuring privacy and convenience. In addition, a further bathroom is provided for the convenience servicing the remaining two bedrooms as well as a guest cloakroom which is off the entrance hallway.



Completing this superb bungalow is a single garage, offering secure off-street parking, as well as a beautifully landscaped and utterly private rear garden. Lush greenery, carefully tended borders, and a tranquil atmosphere make this outdoor space a true haven for outdoor relaxation and enjoyment.

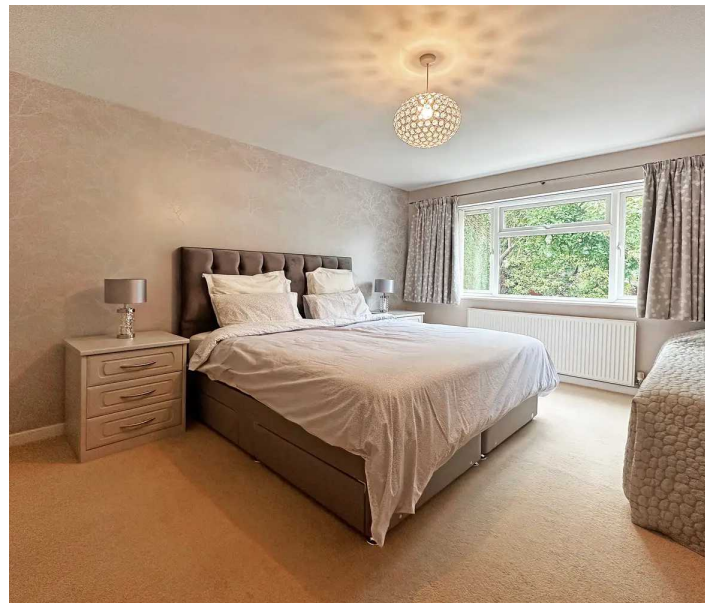


In summary, this exceptional three-bedroom detached bungalow presents an unparalleled opportunity to acquire a delightful home in a highly desirable area. Offering a wealth of living space and meticulously maintained throughout, this property is perfect for those seeking a harmonious blend of comfort, convenience, and elegance. Early viewing is strongly recommended to avoid disappointment by calling 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: F

Tenure: Freehold

- Outstanding Location On The Sought After Dorridge Triangle
- Extremely Rare Opportunity
- Three Double Bedroom Detached Bungalow
- Three Reception Rooms Including Living Room, Dining Room & Conservatory
- Private & Beautifully Landscaped Rear Garden
- Set Behind Driveway & Lawned Foregarden With Single Garage
- Walking Distance To Dorridge Village & Station
- Principal Bedroom With Ensuite
- Breakfast Kitchen



ENTRANCE PORCH

ENTRANCE HALLWAY

GUEST WC

LIVING ROOM

18' 4" x 13' 3" (5.60m x 4.05m)

DINING ROOM

13' 3" x 9' 4" (4.05m x 2.85m)

CONSERVATORY

12' 4" x 11' 10" (3.75m x 3.60m)

BREAKFAST KITCHEN

15' 9" x 10' 8" (4.80m x 3.25m)

PRINCIPAL BEDROOM

12' 8" x 11' 6" (3.86m x 3.50m)

ENSUITE SHOWER ROOM

5' 7" x 5' 11" (1.70m x 1.80m)

BEDROOM TWO

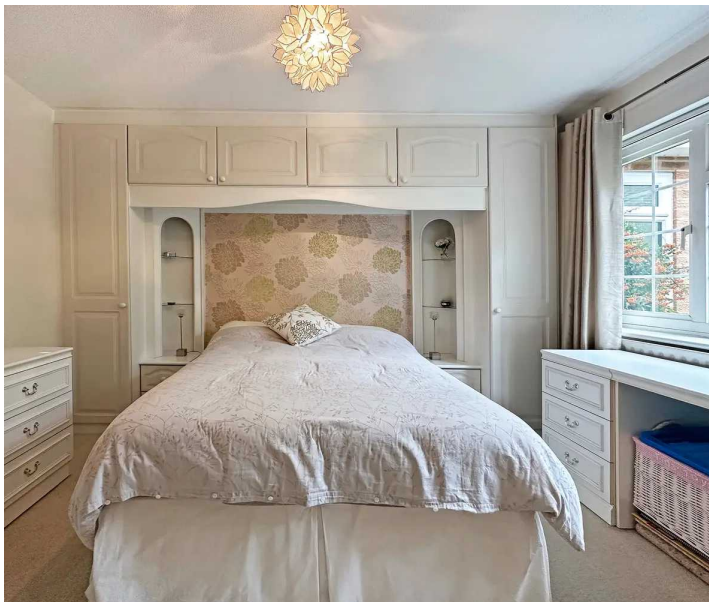
15' 9" x 11' 10" (4.80m x 3.60m)

BEDROOM THREE

12' 0" x 8' 6" (3.65m x 2.60m)

BATHROOM

9' 0" x 8' 8" (2.75m x 2.65m)





OUTSIDE THE PROPERTY

GARAGE

10' 8" x 15' 3" (3.25m x 4.65m)

TOTAL SQUARE FOOTAGE

147.8s st.m (1591 sq.ft) approx.

NORTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, extractor, all carpets, some curtains, some blinds, fitted wardrobes in bedrooms two and three, some light fittings and garden shed.

FURTHER ITEMS INCLUDED IN THE SALE

Other items are negotiable.

ADDITIONAL INFORMATION

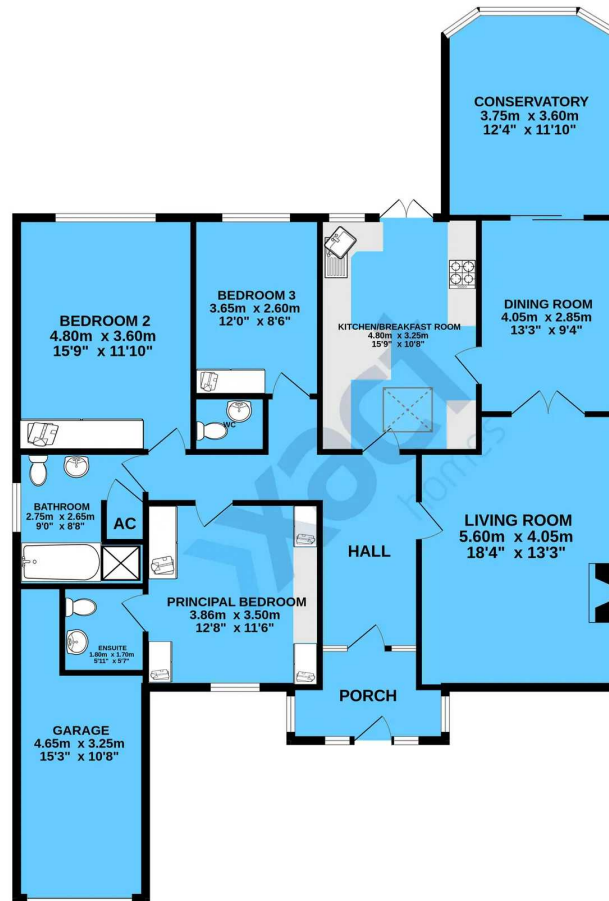
Services: water meter, mains gas, electricity and mains sewers. Broadband: EE. Loft Space: boarded with ladder and lighting

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
147.8 sq.m. (1591 sq.ft.) approx.



TOTAL FLOOR AREA : 147.8 sq.m. (1591 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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