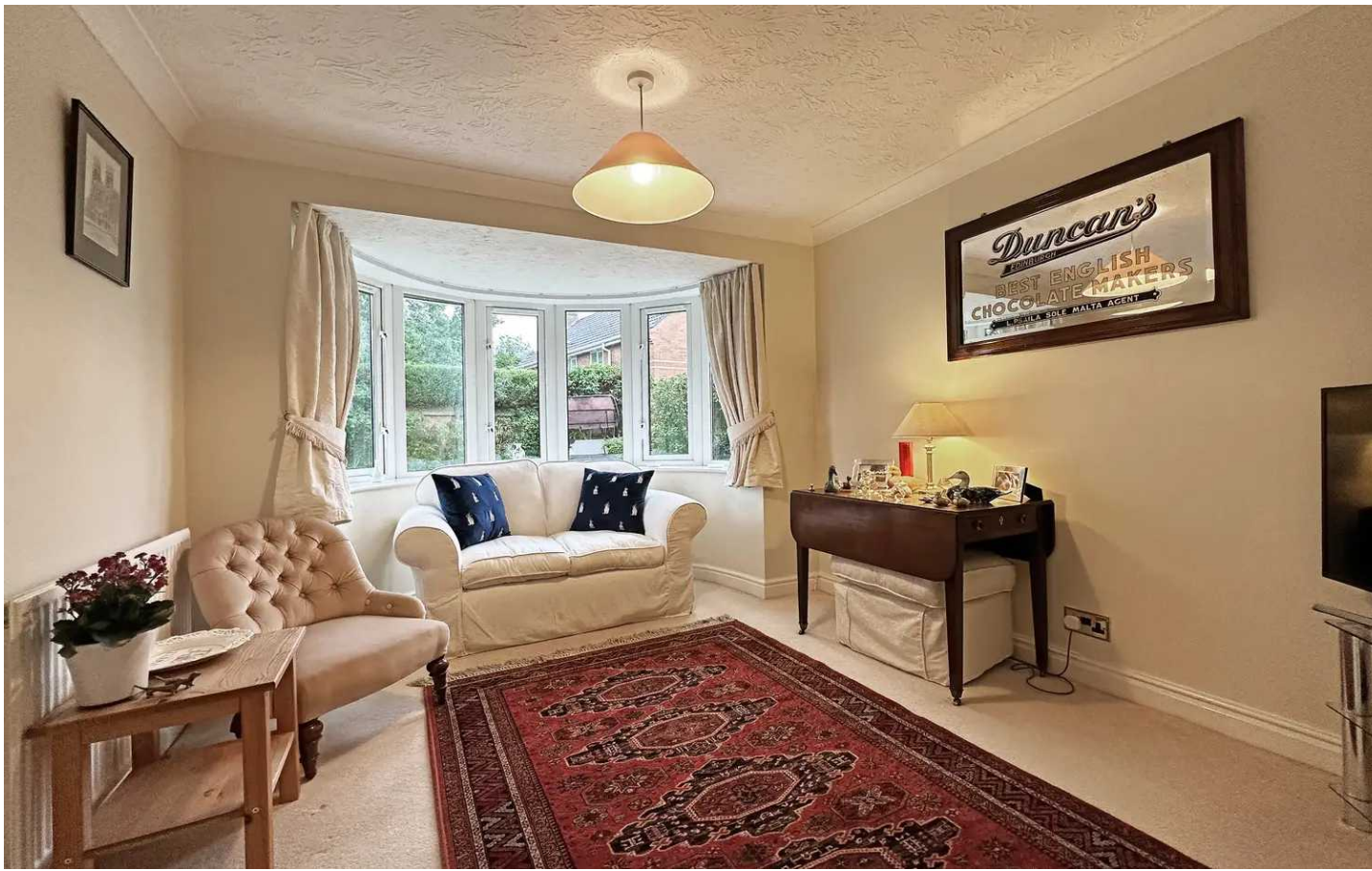




Glendon Way, Dorridge

In Excess of £750,000





## PROPERTY OVERVIEW

Introducing this stunning five-bedroom detached property, located on a highly sought-after road in Dorridge offered to the market with NO UPWARD CHAIN.

Upon entering the property, you are greeted by a spacious entrance hallway that offers a downstairs toilet and ample storage space. The heart of the home lies within the open plan kitchen/diner which boasts a hive thermostat, fitted units, solid wood cupboard doors and provides delightful views of the rear garden. The generous dual aspect living room allows for an abundance of natural light, with French doors that open onto the stunning rear garden. Additionally, there is a versatile dining room, perfect for use as a snug or family room, along with a convenient home office for those who require a dedicated workspace.



Completing the ground floor is a utility room that leads to the double garage, providing ample storage for vehicles and possessions alike. Upstairs, the large principal bedroom enjoys the luxury of an ensuite bathroom, whilst a family bathroom serves the remaining bedrooms.

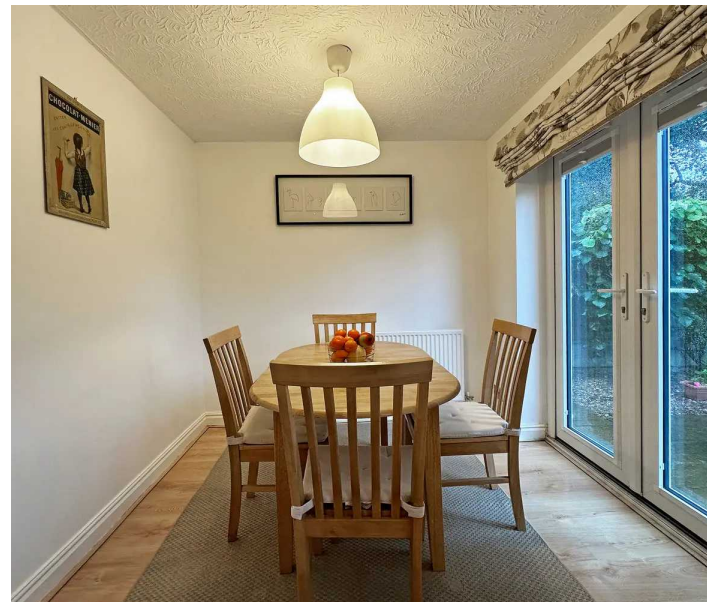


Externally, the property offers a delightful rear garden, complete with a well-maintained lawn and patio seating area, providing the perfect space for outdoor entertaining or relaxation.

This property is truly an exceptional find, with its desirable location and well-designed living spaces. Call now to arrange a viewing and secure your dream home.

#### 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.

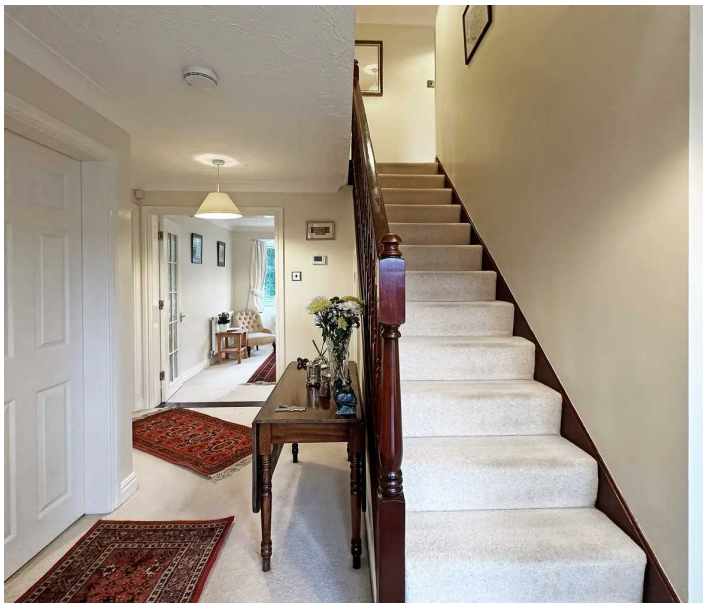




A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides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



- Five Bedroom Detached Property
- Highly Sought After Road In Dorridge
- Open Plan Kitchen / Diner
- Dual Aspect Living Room
- Dining Room / Snug
- Home Office
- Principal Bedroom With Ensuite
- Double Garage
- Lawn Rear Garden



## ENTRANCE HALLWAY

## WC

## BREAKFAST ROOM

8' 2" x 7' 5" (2.48m x 2.27m)

## KITCHEN

13' 2" x 9' 3" (4.02m x 2.81m)

## LIVING ROOM

26' 8" x 11' 7" (8.12m x 3.54m)

## DINING ROOM

13' 11" x 9' 6" (4.24m x 2.90m)

## HOME OFFICE

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

## UTILITY ROOM

7' 5" x 5' 2" (2.25m x 1.58m)





## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

14' 8" x 11' 10" (4.47m x 3.61m)

### **ENSUITE**

### **BEDROOM TWO**

14' 9" x 11' 9" (4.50m x 3.57m)

### **BEDROOM THREE**

10' 10" x 8' 4" (3.31m x 2.55m)

### **BEDROOM FOUR**

9' 8" x 6' 2" (2.95m x 1.89m)

### **BEDROOM FIVE**

7' 2" x 6' 8" (2.18m x 2.03m)

### **BATHROOM**

### **OUTSIDE THE PROPERTY**

### **NORTH WEST FACING GARDEN**

### **DOUBLE GARAGE**

17' 9" x 16' 6" (5.40m x 5.03m)

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, extractor, fridge, freezer, dishwasher, washing machine, tumble dryer. all carpets, some curtains, fitted wardrobes in bedrooms one, two, three, four and five, all light fittings, blink cameras and electric vehicle charger in garage.

### **ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains sewers.  
Broadband: BT Fibre-optic

### **MONEY LAUNDERING REGULATIONS**

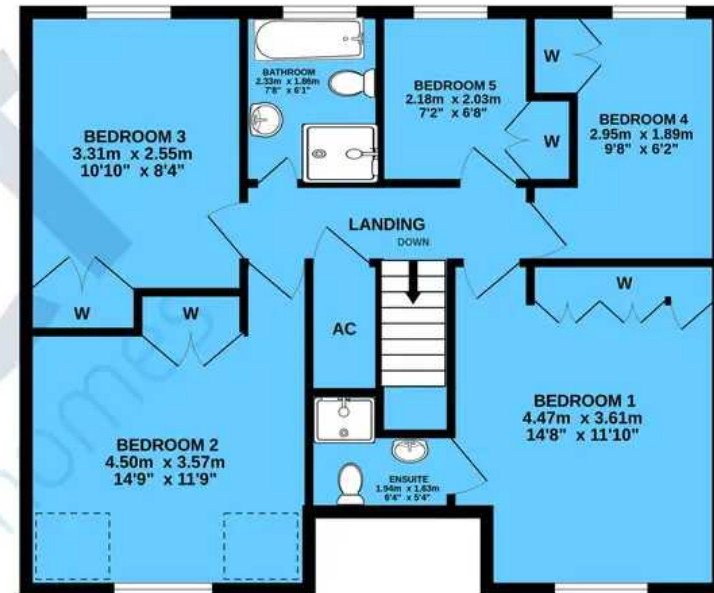
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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