



Brightwell Crescent, Dorridge

Guide Price £895,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Dorridge is this significantly extended and beautifully presented four double bedroom detached property which truly requires internal inspection to be fully appreciated. Located within easy walking distance to Dorridge station, village and park and also located within the catchment area for Arden Academy, this stunning family home provides three reception rooms and a large open plan breakfast kitchen and family room with full height glass to the rear. Set behind a split block paved and tarmacadam driveway all ground floor accommodation is accessed via an entrance porch and large entrance hallway with Amtico flooring throughout and guest cloakroom. The ground floor includes three reception rooms being a living room with feature Inglenook fireplace, study and dining room. To the rear of the property is an extended open plan breakfast kitchen with semi vaulted ceiling and full height glass, central island, granite worksurfaces throughout and opening into a large family room.





Conveniently located off the kitchen is a useful utility which in turn leads into a single garage. To the first floor are four double bedrooms all with fitted wardrobes and two luxury bathrooms. Outside the property enjoys a private easterly facing rear garden which benefits from a full width patio, is mainly laid with lawn with formal borders shrubs and trees. To view this superb family home located within easy walking to distance all local amenities and schools please contact 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: G

Tenure: Freehold

- Significantly Extended Four Bedroom Detached Property
- Located Within A Quiet Cul-De-Sac Of Dorridge
- Stunning Open Plan Breakfast Kitchen & Family Room
- Living Room With Feature Inglenook Fireplace
- Separate Dining Room
- Principal Bedroom With Large Luxury Ensuite
- South Easterly Facing Rear Garden
- Viewing Essential





ENCLOSED PORCH
6' 0" x 5' 0" (1.83m x 1.52m)

ENTRANCE HALLWAY
6' 0" x 5' 0" (1.83m x 1.52m)

WC

UTILITY ROOM
5' 0" x 5' 0" (1.52m x 1.52m)

LIVING ROOM
16' 0" x 11' 0" (4.88m x 3.35m)

DINING ROOM
11' 10" x 9' 10" (3.60m x 3.00m)

BREAKFAST KITCHEN
14' 1" x 18' 6" (4.30m x 5.65m)

FAMILY ROOM
13' 1" x 8' 6" (4.00m x 2.60m)

FIRST FLOOR

PRINCIPAL BEDROOM
11' 0" x 10' 0" (3.35m x 3.05m)

ENSUITE
6' 0" x 10' 0" (1.83m x 3.05m)

BEDROOM TWO
14' 0" x 7' 0" (4.27m x 2.13m)

BEDROOM THREE
11' 0" x 10' 0" (3.35m x 3.05m)

BEDROOM FOUR
9' 0" x 10' 0" (2.74m x 3.05m)





BATHROOM

10' 0" x 8' 0" (3.05m x 2.44m)

OUTSIDE THE PROPERTY

EAST FACING GARDEN

GARAGE

8' 6" x 20' 4" (2.60m x 6.20m)

ITEMS INCLUDED IN THE SALE

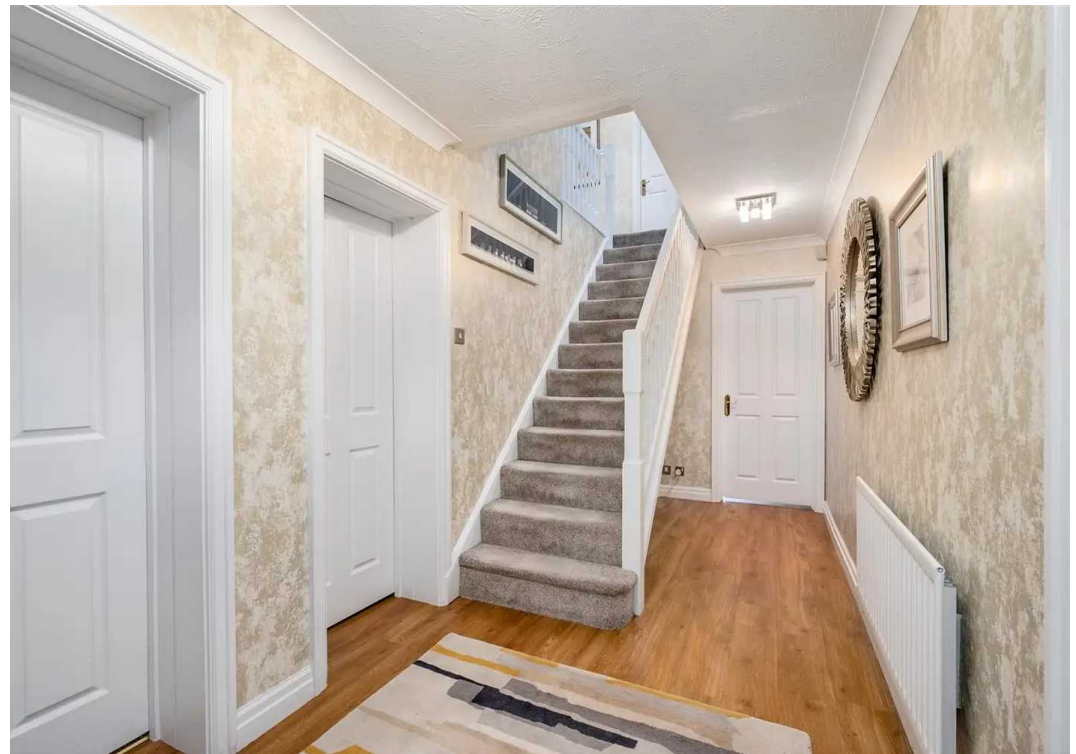
Bosch integrated oven, Bosch integrated hob, extractor, Bosch microwave, Bosch dishwasher, all carpets, all curtains, all blinds and fitted wardrobes in four bedrooms

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - boarded.

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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