



## Greytree Crescent, Dorridge

Guide Price £625,000







## PROPERTY OVERVIEW

We are delighted to present this well presented four bedroom detached house, originally built by Bryant Homes and boasting a beautiful south-facing aspect. Situated in a highly desirable cul-de-sac location, this property offers the perfect balance of tranquility and convenience.

Internally, the house has been thoughtfully remodelled and improved to create a versatile living space that will easily adapt to the needs of any family. The ground floor comprises of two reception rooms, including a living room perfect for formal entertaining or as a quiet sanctuary away from the bustling heart of the home and a play / games room. The open plan kitchen/diner with utility is a real highlight, providing an ideal space for relaxed family meals and entertaining guests.

The property benefits from recently updated features, including a new boiler and UPVC double glazed windows, ensuring optimum energy efficiency and comfort. The principal bedroom is complete with fitted wardrobes and an ensuite whilst the three further bedrooms are serviced by a well-appointed family bathroom, offer ample space for family members or guests.



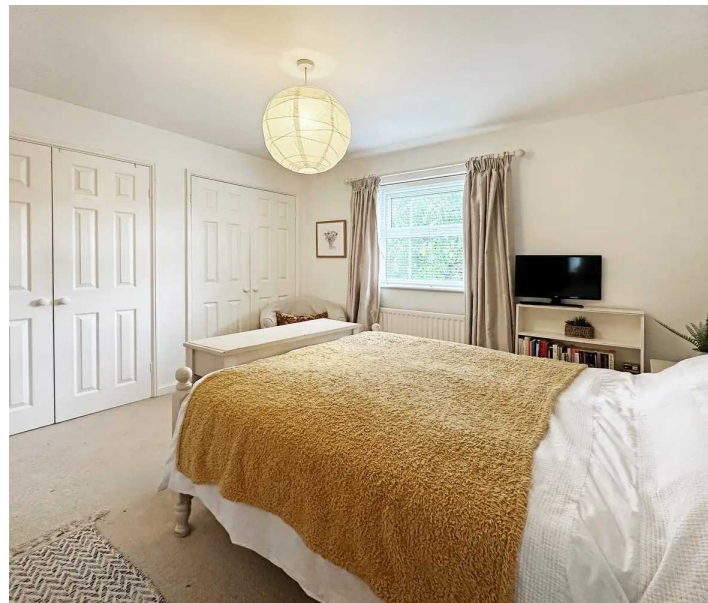
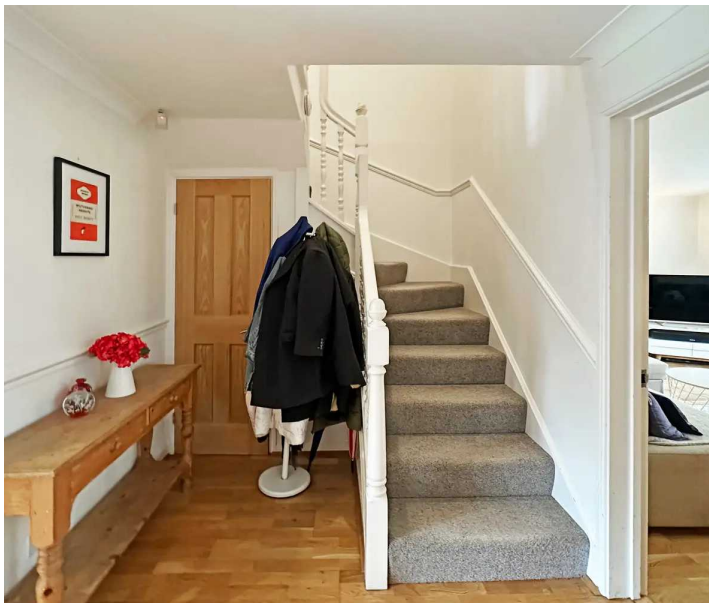




Exterior features of this property include a tarmac driveway, providing off-road parking for multiple vehicles, and a landscaped south-facing rear garden. This outdoor space offers a peaceful retreat with an open aspect, perfect for enjoying the warm summer months. A useful shed provides additional storage, keeping the garden neat and tidy all year round.

This property is offered with no upward chain, ensuring a smooth and efficient buying process for the lucky new owners. With its prime location, impressive remodelling and excellent local amenities, this house offers a truly exceptional living experience.

Don't miss the opportunity to make this your dream home - schedule a viewing today with 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







- No Upward Chain
- Four Bedroom Detached Property
- Outstanding South Facing & Open Aspect
- Internally Remodelled To Provide Two Reception Rooms & Open Plan Kitchen / Diner
- Principal Bedroom With Fitted Wardrobes & Ensuite
- Tarmacadam Driveway Providing Excellent Parking
- Recently Updated UPVC Double Glazed Windows & Gas Boiler







## **ENTRANCE HALLWAY**

### **WC**

3' 1" x 6' 8" (0.95m x 2.04m)

### **LIVING ROOM**

13' 11" x 11' 7" (4.25m x 3.54m)

### **PLAY/GAMES ROOM**

### **KITCHEN/DINER**

21' 2" x 9' 7" (6.44m x 2.91m)

### **UTILITY ROOM**

3' 1" x 6' 10" (0.93m x 2.09m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

12' 0" x 12' 0" (3.65m x 3.66m)

### **ENSUITE**

4' 2" x 4' 11" (1.26m x 1.51m)

### **BEDROOM TWO**

9' 10" x 9' 9" (3.00m x 2.96m)

### **BEDROOM THREE**

9' 5" x 8' 2" (2.86m x 2.50m)

### **BEDROOM FOUR**

11' 0" x 6' 10" (3.35m x 2.08m)

### **BATHROOM**

6' 9" x 3' 6" (2.05m x 1.06m)

### **TOTAL SQUARE FOOTAGE**

111.2 sq m (1197 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **SOUTH FACING REAR GARDEN**

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

AEG integrated oven, AEG integrated hob, extractor, all carpets, all blinds, fitted wardrobes in bedrooms one and two, some light fittings, underfloor heating in the kitchen and games room and garden shed.

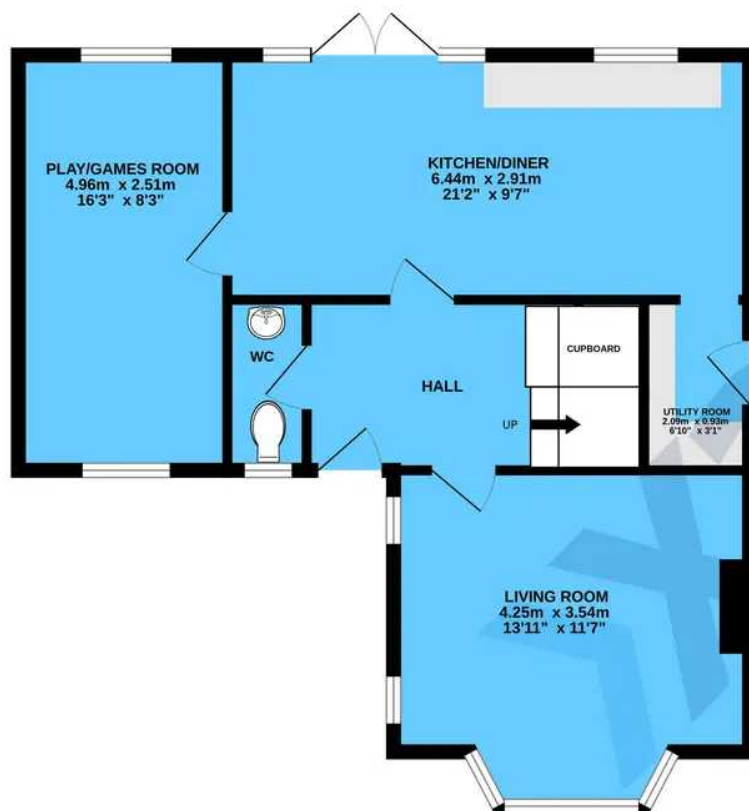
#### **ADDITIONAL INFORMATION**

Services: water meter, mains gas, electricity and mains sewers. Broadband: Virgin Fibre-Optic. Loft Space: boarded with lighting.

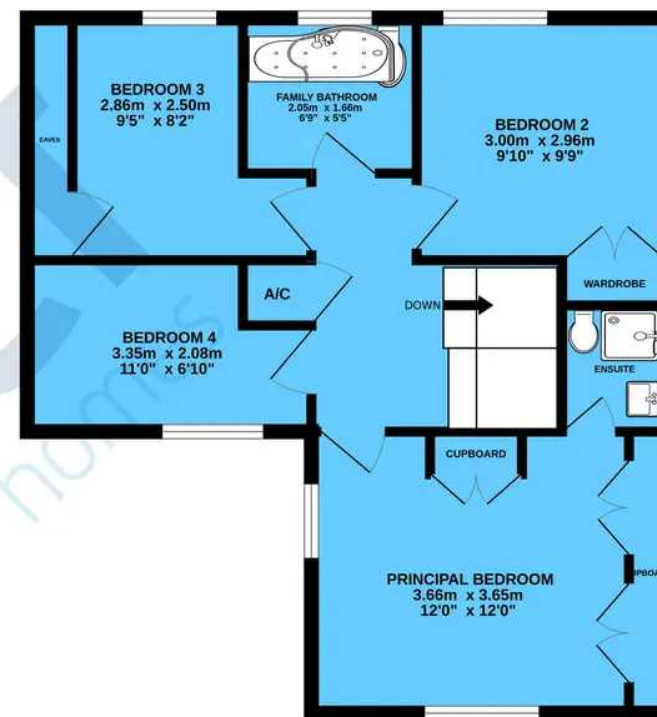
#### **MONEY LAUNDERING REGULATIONS**

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  
58.9 sq.m. (634 sq.ft.) approx.



1ST FLOOR  
52.3 sq.m. (563 sq.ft.) approx.



TOTAL FLOOR AREA : 111.2 sq.m. (1197 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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