



Woodchester Road, Dorridge

Guide Price £925,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Introducing this superb four bedroom detached property, situated on a highly sought after road in the desirable Dorridge area. This delightful family home is conveniently located within walking distance to local schools, amenities, and the popular Dorridge Station.

Upon entering, you are welcomed by a bright entrance porch leading to a hallway that seamlessly connects all the reception rooms. The front elevation boasts two versatile rooms, perfect for use as a home office, family room, or kids playroom. The spacious living room, featuring a cosy log burner, overlooks the rear garden and provides access through a set of French doors.



The open plan kitchen/diner provides ample seating space and is complemented by a practical utility room. Upstairs, the first floor accommodates a generous principal bedroom complete with an ensuite bathroom. The remaining bedrooms are serviced by a well-appointed family bathroom.

Outside the property enjoys a beautiful lawn rear garden with a patio seating area and to the front of the property boasts a wide driveway leading to a single garage providing ample parking.



With its prime location and versatile living spaces, this property offers an exquisite opportunity for families seeking a comfortable and functional home. Don't miss the chance to make this property your own. Contact us today to arrange a viewing.

PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London.



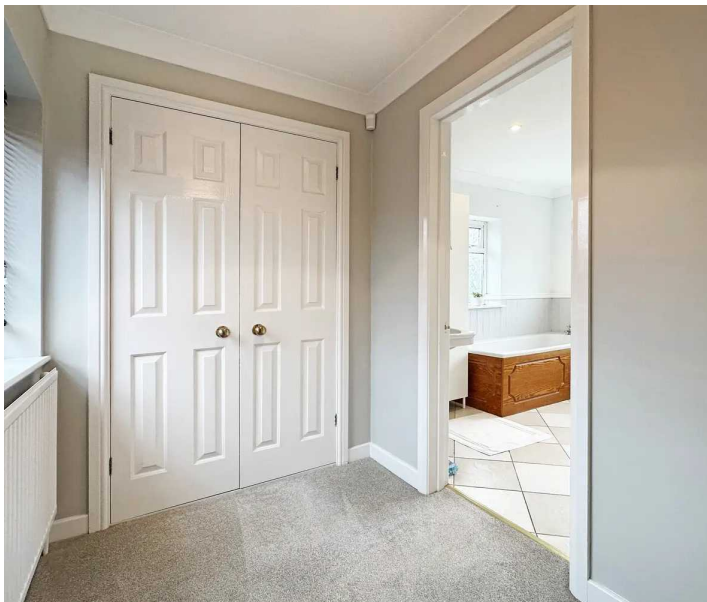


A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then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

Council Tax band: G

Tenure: Freehold

- Four Bedroom Detached Property
- Walking Distance To Dorridge Station
- Three Reception Rooms
- Open Plan Kitchen / Diner
- Practical Utility Room
- Principal Bedroom With Ensuite Bathroom
- Family Bathroom
- Lawn Rear Garden
- Wide Driveway & Single Garage





ENTRANCE PORCH

HALLWAY

WC

HOME OFFICE

11' 6" x 11' 6" (3.50m x 3.50m)

FAMILY ROOM / PLAYROOM

15' 3" x 8' 2" (4.65m x 2.50m)

LIVING ROOM

21' 4" x 14' 7" (6.50m x 4.45m)

KITCHEN/DINER

17' 9" x 15' 9" (5.40m x 4.80m)

UTILITY ROOM

7' 5" x 7' 3" (2.25m x 2.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 11' 6" (4.80m x 3.50m)

DRESSING AREA

ENSUITE

9' 0" x 8' 10" (2.75m x 2.68m)

BEDROOM TWO

13' 3" x 7' 3" (4.05m x 2.20m)

ENSUITE

BEDROOM THREE

14' 9" x 8' 6" (4.50m x 2.60m)

BEDROOM FOUR

11' 6" x 10' 0" (3.50m x 3.05m)



**BATHROOM**

10' 4" x 6' 6" (3.15m x 1.98m)

TOTAL SQUARE FOOTAGE

Total floor area: 210.1 sq.m. = 2261 sq.ft. approx.

OUTSIDE THE PROPERTY**SINGLE GARAGE**

16' 5" x 9' 2" (5.00m x 2.80m)

LAWN REAR GARDEN**ITEMS INCLUDED IN SALE**

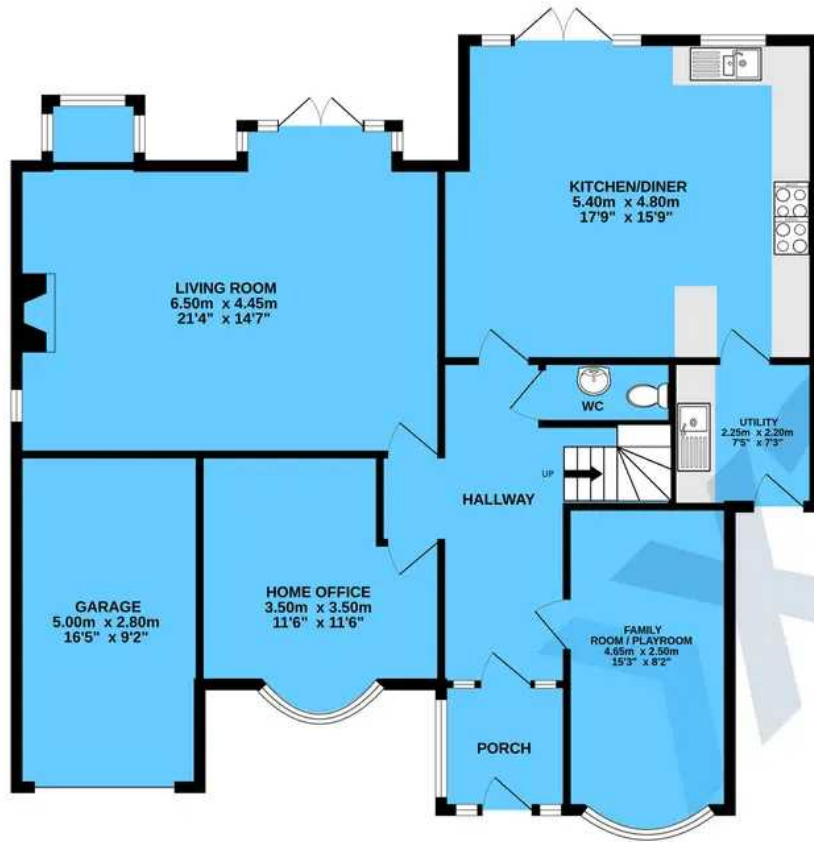
Rangemaster integrated oven, integrated hob, Leisure extractor, fridge, Currys dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in bedrooms one and two, all light fittings, a garden shed, and an electric garage door.

MONEY LAUNDERING REGULATIONS

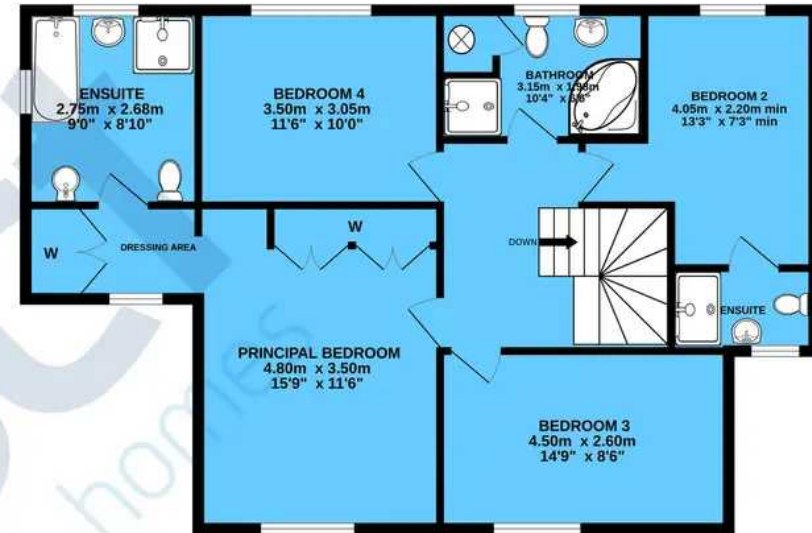
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 210.1 sq.m. (2261 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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