



Grange Road, Dorridge

Guide Price £675,000





PROPERTY OVERVIEW

Introducing this exceptional three bedroom semi-detached property situated on a highly sought after road in Dorridge. This charming residence boasts a convenient location within walking distance to local amenities and the station, making it an ideal home for commuters and families alike with added benefit of NO UPWARD CHAIN and scope to extend subject to necessary planning permission.

Upon entering the property, you will find a welcoming hallway which effortlessly connects all the reception rooms on the ground floor. The spacious kitchen/diner stands out with its ample work space and provides delightful views of the rear garden. A generously sized living room, featuring an impressive fireplace, creates an inviting atmosphere, while a versatile dining room offers the flexibility to be utilised as a home office or playroom.

Ascending to the first floor, you will discover three double bedrooms, including a sizeable principal bedroom complete with fitted wardrobes and an ensuite bathroom. The remaining bedrooms are serviced by a large family bathroom.





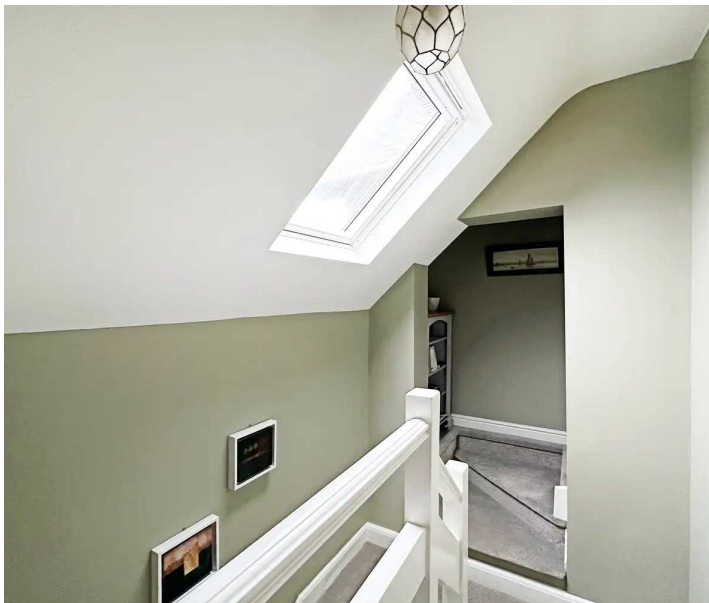
To the rear of the property lies a substantial garden, boasting the added benefit of a garden room/studio. This versatile space, equipped with a separate kitchen and toilet, is perfect for use as a home office or teenage annexe.

Completing this outstanding property is a driveway with parking for multiple vehicles, alongside a single garage, conveniently positioned at the front of the property.

In summary, this stunning property offers an enviable living space combined with a desirable location, sure to captivate discerning buyers.

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.





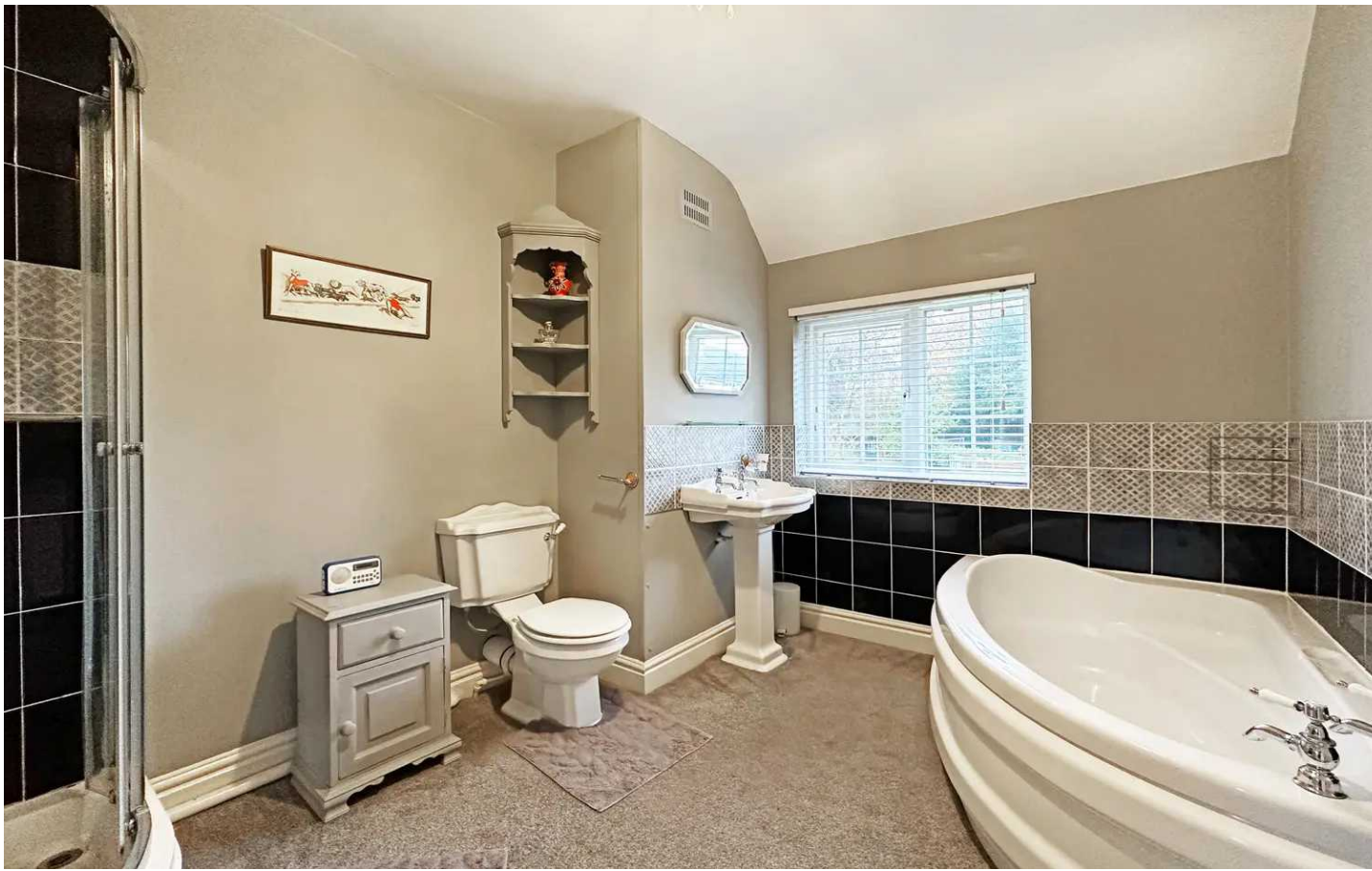
A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides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

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Scope To Extend Subject To Planning Permission
- Walking Distance To Dorridge Station
- Fitted Kitchen / Diner
- Living Room & Dining Room
- Principle Bedroom With Ensuite
- Garden Room / Studio
- Front Driveway & Single Garage





OPEN PORCH

HALLWAY

KITCHEN/DINER

16' 11" x 15' 2" (5.15m x 4.63m)

LIVING ROOM

15' 2" x 14' 0" (4.63m x 4.26m)

DINING ROOM

10' 10" x 10' 3" (3.31m x 3.12m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 1" x 13' 3" (4.60m x 4.05m)

EN SUITE

7' 1" x 4' 9" (2.16m x 1.45m)

BEDROOM TWO

14' 0" x 11' 1" (4.26m x 3.38m)

BEDROOM THREE

10' 10" x 10' 3" (3.31m x 3.12m)

BATHROOM

11' 1" x 8' 8" (3.38m x 2.65m)

TOTAL SQUARE FOOTAGE

Total floor area: 147.0 sq.m. = 1582 sq.ft. approx.

OUTSIDE THE PROPERTY

SUBSTANTIAL GARDEN

GARDEN ROOM/STUDIO WITH KITCHEN AND TOILET

SINGLE GARAGE

25' 7" x 13' 3" (7.81m x 4.05m)





ITEMS INCLUDED IN SALE

Free standing cooker, integrated oven, integrated hob, extractor, combined fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, a garden shed, a greenhouse attached to the shed and a hob, fridge and toilet in the studio.

ADDITIONAL INFORMATION

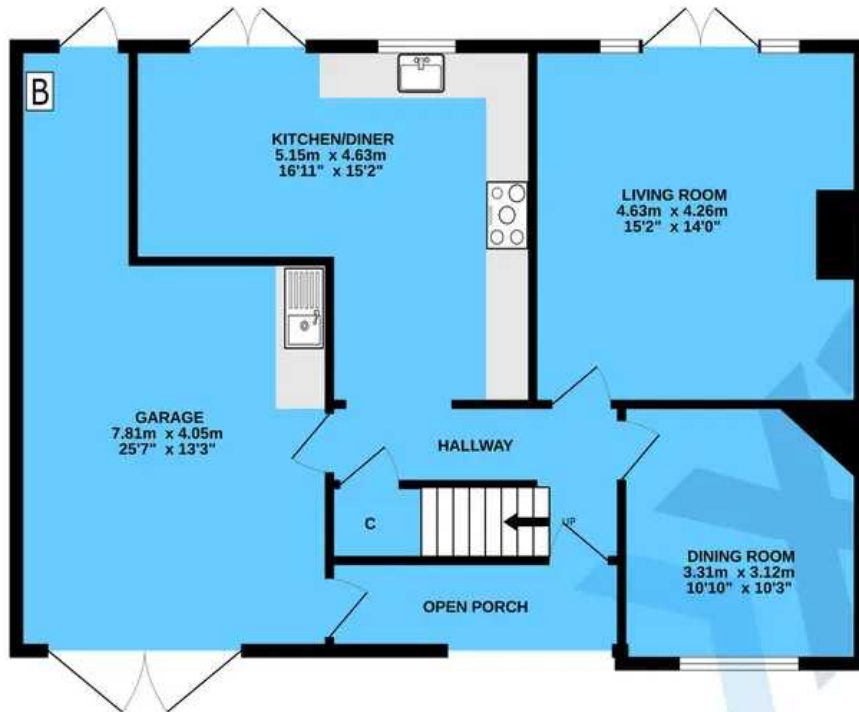
Services - mains gas, electricity and mains sewers.
Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

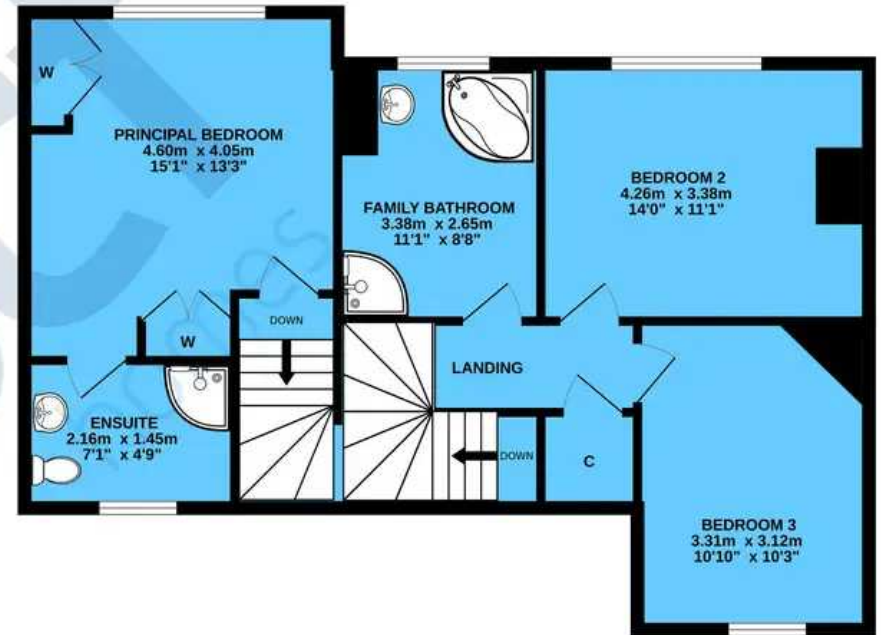
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
79.6 sq.m. (857 sq.ft.) approx.



1ST FLOOR
67.4 sq.m. (725 sq.ft.) approx.



TOTAL FLOOR AREA : 147.0 sq.m. (1582 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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