



Woodstock Crescent, Dorridge

Offers in Region of £774,950



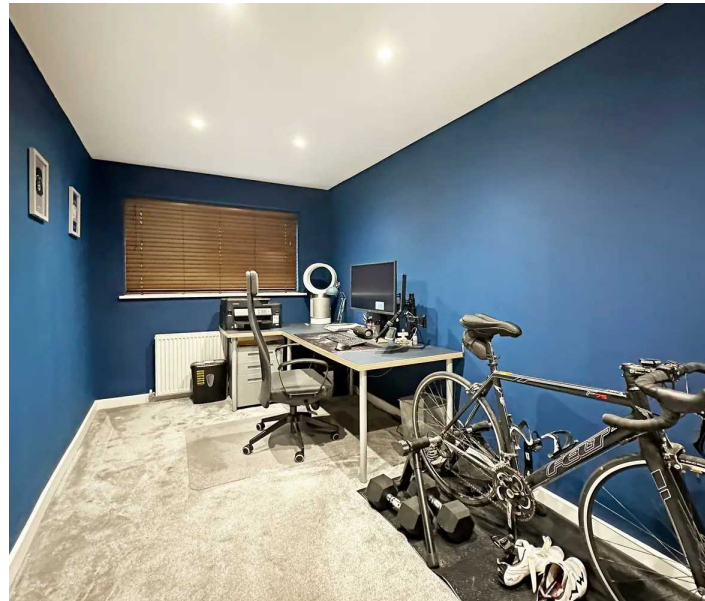
PROPERTY OVERVIEW

Situated in a quiet cul-de-sac within walking distance of Dorridge train station and benefitting from a private Westerly facing rear garden this well presented four bedroom detached house which offers potential to extend subject to the necessary planning permissions. The property is very well presented throughout and benefits from a recent garage conversion to create a study / office. In summary the property offers potential purchasers:- entrance hallway, large lounge overlooking the rear garden, dining room, kitchen, utility room, study / office, four bedrooms (en-suite principal bedroom) and a superbly presented family bathroom.

Outside the property has a deep foregarden with driveway parking for several vehicles, a single garage, a private Westerly facing rear garden with sundeck and large storage cabin with power & lighting.

To view this beautiful family home 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



- Four Bedroom Detached House
- Well Presented Throughout
- Large Lounge
- Dining Room & Study/Office
- En-Suite Principal Bedroom
- Stunning Family Bathroom
- Westerly Facing Rear Garden With Sun Deck
- Ideally positioned for Access to Dorridge Village & Train Station

HALLWAY

WC

LOUNGE

17' 0" x 15' 8" (5.18m x 4.78m)

DINING ROOM

10' 7" x 10' 2" (3.23m x 3.10m)

KITCHEN

13' 1" x 8' 6" (3.99m x 2.59m)

UTILITY ROOM

10' 2" x 5' 9" (3.10m x 1.75m)

STUDY/OFFICE

16' 5" x 7' 7" (5.00m x 2.31m)

GARAGE

16' 5" x 7' 7" (5.00m x 2.31m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 10' 2" (3.99m x 3.10m)

ENSUITE

BEDROOM TWO

11' 3" x 10' 3" (3.43m x 3.12m)

BEDROOM THREE

13' 9" x 7' 10" (4.19m x 2.39m)



**BEDROOM FOUR**

13' 6" x 7' 5" (4.11m x 2.26m)

FAMILY BATHROOM**TOTAL SQUARE FOOTAGE**

134.2 sq.m (1445 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING****WEST FACING REAR GARDEN WITH SUN DECK****STORAGE CABIN WITH LIGHTING & POWER****ITEMS INCLUDED IN THE SALE**

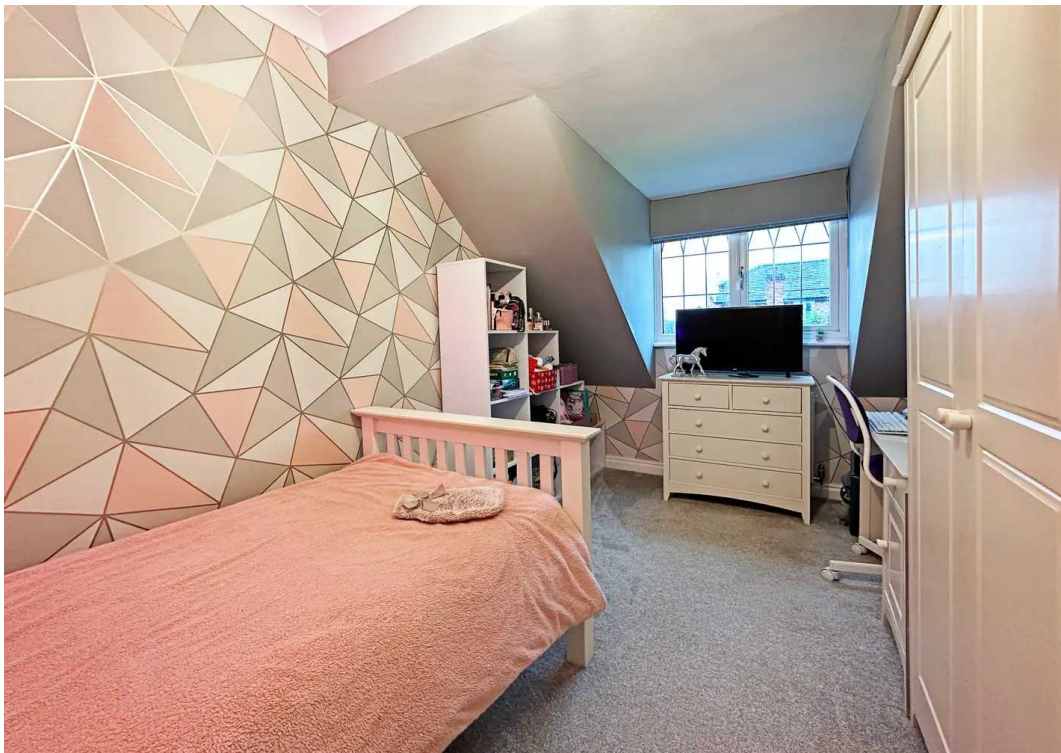
Double integrated oven, integrated hob, extractor, dishwasher, tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms, large storage cabin with lighting and power and large sun deck.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - Virgin - fibre optic. Loft space - part 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.

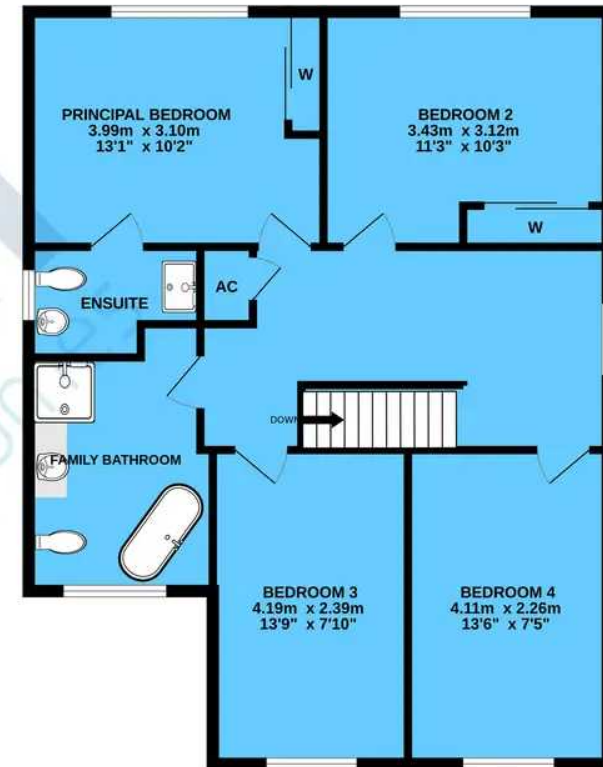




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 134.2 sq.m. (1445 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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