



Brightwell Crescent, Dorridge

Guide Price £825,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Presenting an exceptional opportunity, this four bedroom detached property occupies a prestigious corner plot and enjoys a highly sought-after location just a short distance from Dorridge Station and all local amenities. Upon entering the residence, a generous hallway welcomes you, perfectly connecting the ground floor accommodation. The heart of the home is undoubtedly the large open plan kitchen / diner, featuring a stylish breakfast island and offering excellent views of the rear garden. A spacious living room, complete with a feature fireplace, provides a tranquil space for relaxation. A versatile study / home office offers the flexibility to be utilised as a snug or playroom, catering to the individual needs of the household. The practical utility room is conveniently connected to the single garage. Another noteworthy feature of the property is the family room, which extends out to the rear garden. The first floor of the property comprises four bedrooms, including a substantial principal bedroom boasting an ensuite. The remaining bedrooms are served by a family bathroom. Outside, the easterly facing rear garden is mainly laid with lawn, providing a serene outdoor space for relaxation and enjoyment.



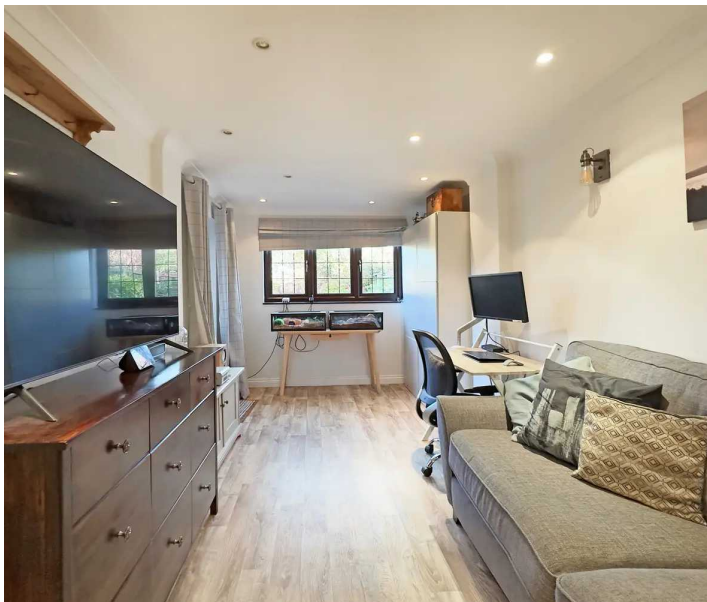


PROPERTY LOCATION

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 Property
- Set On A Superb Corner Plot
- Short Distance To Dorridge Station
- Open Plan Kitchen / Diner
- Living Room & Family Room
- Study / Home Office
- Principal Bedroom With Ensuite
- Family Bathroom





PORCH

HALLWAY

CLOAKROOM

7' 9" x 3' 3" (2.35m x 1.00m)

OPEN PLAN KITCHEN / DINER

KITCHEN

14' 4" x 12' 2" (4.38m x 3.72m)

DINER

11' 10" x 11' 9" (3.61m x 3.59m)

LIVING ROOM

16' 10" x 11' 9" (5.14m x 3.59m)

STUDY / HOME OFFICE

9' 8" x 7' 9" (2.94m x 2.36m)

UTILITY ROOM

8' 4" x 5' 5" (2.54m x 1.64m)

FAMILY ROOM

17' 10" x 8' 5" (5.43m x 2.56m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 2" x 11' 10" (4.01m x 3.60m)

EN SUITE

8' 8" x 6' 3" (2.63m x 1.90m)

BEDROOM TWO

14' 9" x 13' 0" (4.49m x 3.96m)

BEDROOM THREE

11' 10" x 11' 9" (3.61m x 3.59m)

BEDROOM FOUR

13' 1" x 9' 8" (3.98m x 2.95m)

BATHROOM

10' 10" x 6' 6" (3.31m x 1.98m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 178.3 sq.m. = 1919 sq.ft. approx.

OUTSIDE THE PROPERTY**EASTERLY FACING REAR GARDEN****SINGLE GARAGE**

16' 1" x 8' 8" (4.90m x 2.65m)

ITEMS INCLUDED IN SALE

Neff integrated oven, Neff integrated hob, extractor, microwave, fridge, freezer, all carpets, fitted wardrobes in two bedrooms, all light fittings and a garden shed.

ADDITIONAL INFORMATION

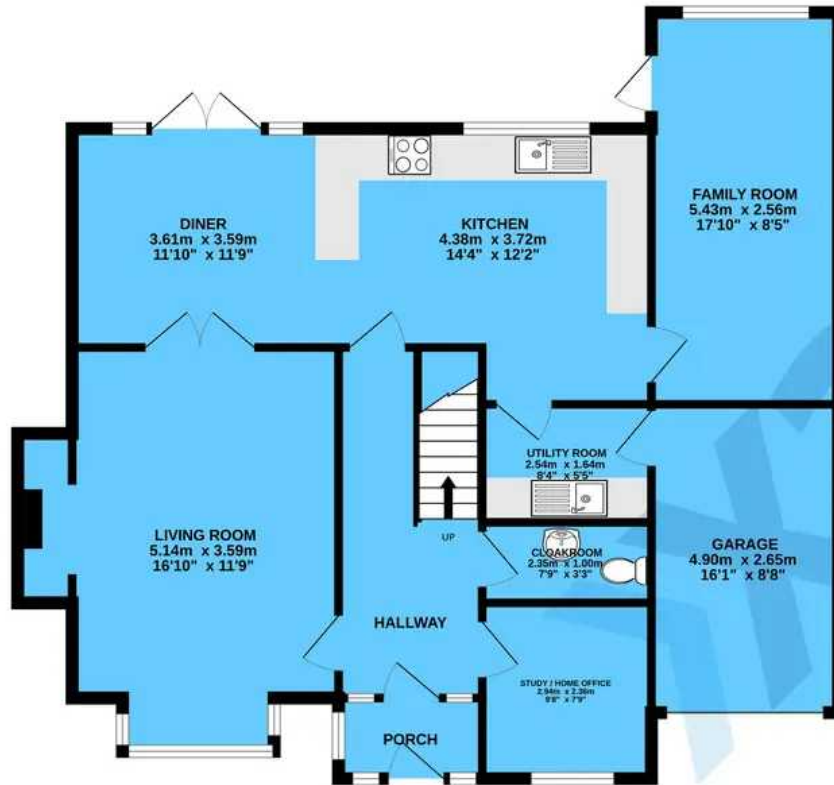
Services - mains gas, electricity and mains sewers.
Broadband - Sky. Loft space - which is partially boarded.

MONEY LAUNDERING REGULATIONS

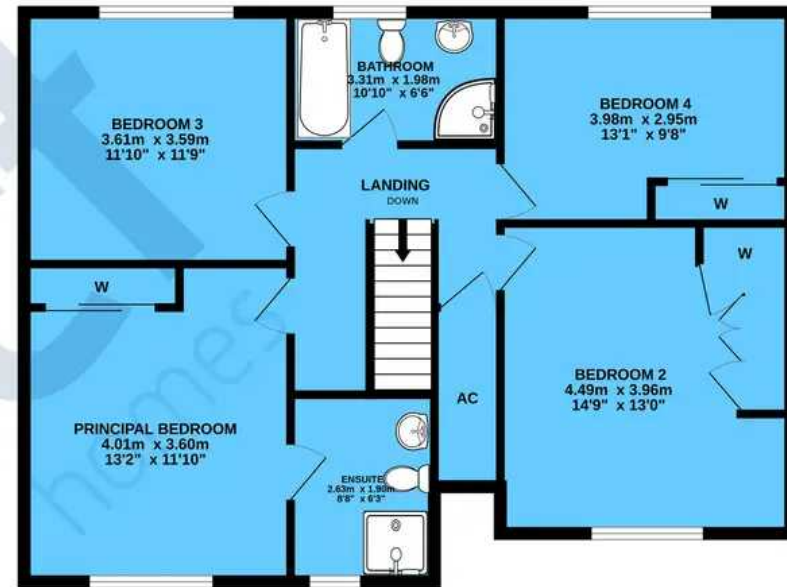
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 178.3 sq.m. (1919 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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