



Hansell Drive, Dorridge

Guide Price £525,000





## PROPERTY OVERVIEW

This beautifully presented three-bedroom detached property is a true gem, located in the sought-after road of Dorridge. This lovely home is ideally situated just a short distance away from the station and local amenities, making it perfect for those seeking convenience and a peaceful setting.

Upon entering the property, you are greeted by a spacious hallway, complete with a guest toilet and ample storage space. The ground floor boasts an open living and dining room, flooded with natural light and featuring sliding doors that lead out to the rear garden. The fitted kitchen seamlessly connects to a charming conservatory, providing additional versatile living space. Practicality is not compromised, as the property also benefits from a utility room and a short garage, which can be utilised as a store room.

The first floor is home to three well-appointed bedrooms, one of which is the principal bedroom with fitted wardrobes and a stylish ensuite. The remaining bedrooms are serviced by a modern family bathroom.





Outside, the property boasts a picturesque rear garden, complete with a lawn and a delightful patio seating area, perfect for enjoying the outdoors during warmer months.

Don't miss your chance to own this stunning property in a prime location. Contact us today to arrange a viewing.

#### 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.



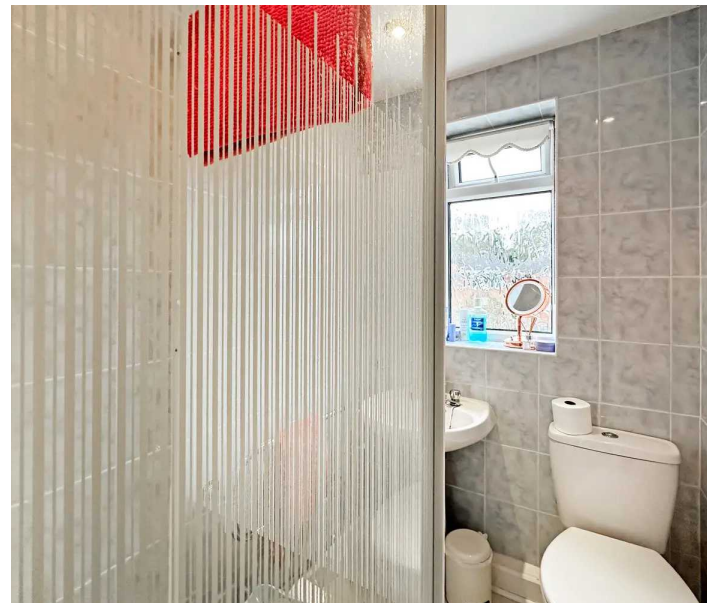


A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides 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 Detached Property
- Short Distance To Dorridge Station
- Open Plan Living / Dining Room
- Fitted Kitchen & Conservatory
- Principal Bedroom With Ensuite
- Family Bathroom
- Short Garage / Store Room & Utility
- Rear Garden With Patio





## HALLWAY

### GUEST TOILET

7' 6" x 4' 10" (2.29m x 1.48m)

### LIVING / DINING ROOM

20' 6" x 18' 6" (6.25m x 5.65m)

### KITCHEN

10' 0" x 6' 9" (3.04m x 2.07m)

### CONSERVATORY

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

### UTILITY ROOM

10' 2" x 8' 6" (3.10m x 2.60m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

13' 5" x 9' 8" (4.10m x 2.95m)

### ENSUITE

5' 9" x 4' 7" (1.76m x 1.40m)

### BEDROOM TWO

13' 5" x 11' 8" (4.10m x 3.55m)

### BEDROOM THREE

9' 2" x 8' 2" (2.80m x 2.50m)

### BATHROOM

6' 11" x 5' 0" (2.10m x 1.53m)

### TOTAL SQUARE FOOTAGE

Total floor area: 112.1 sq.m. = 1207 sq.ft. approx.





#### **OUTSIDE THE PROPERTY**

#### **REAR GARDEN**

#### **SHORT GARAGE / STORE ROOM**

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

Free standing cooker, fridge, all carpets, all blinds, fitted wardrobes in all bedrooms, all light fittings, solar panels and a garden shed.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.

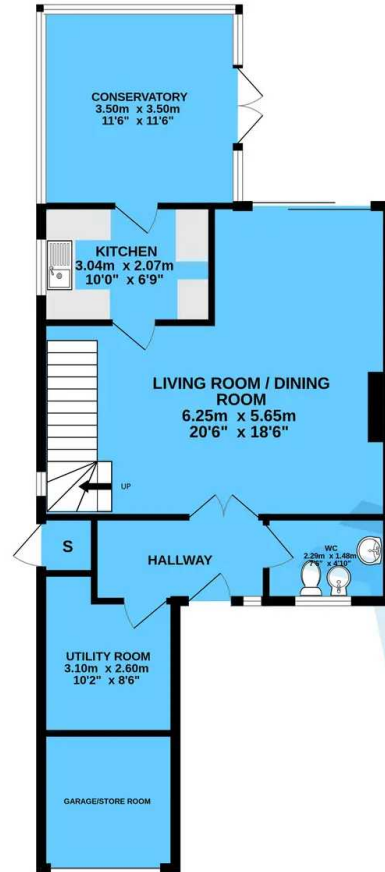
Loft space - with lighting.

#### **MONEY LAUNDERING REGULATIONS**

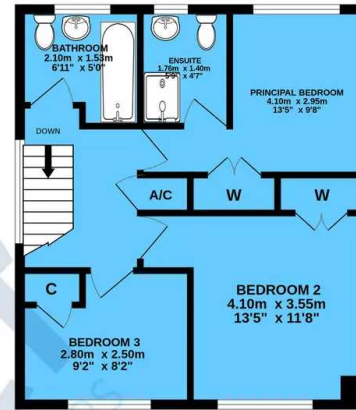
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
68.0 sq.m. (732 sq.ft.) approx.



1ST FLOOR  
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 112.1 sq.m. (1207 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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