



Grange Road, Dorridge

Guide Price £625,000

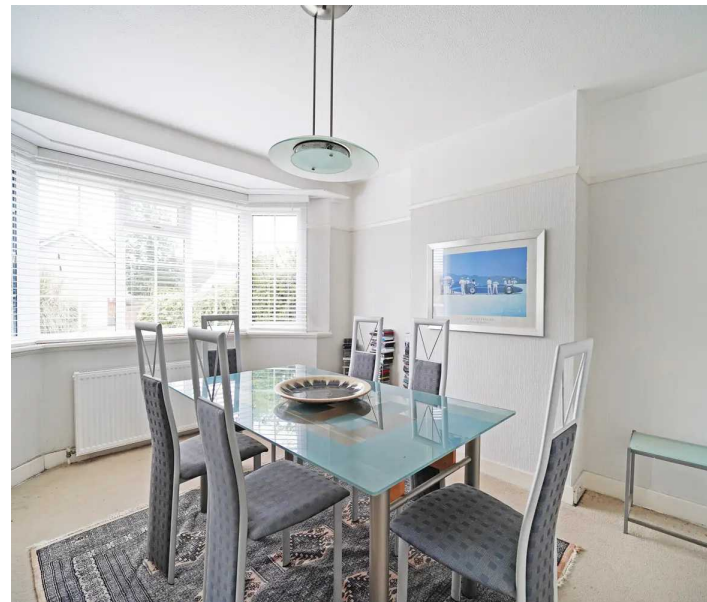




PROPERTY OVERVIEW

Situated in the sought-after village of Dorridge, this three-bedroom semi-detached property offers an exceptional opportunity for those seeking a family home. Boasting a prime location within walking distance of the local train station and a range of amenities, this residence presents a highly desirable living arrangement.

Upon entering the property, you are greeted by a welcoming entrance hallway leading to a well-appointed dining room, a spacious living room, and a fitted kitchen. The addition of a utility room/home office provides a practical and versatile space for every-day living. The first floor comprises three generously-sized bedrooms, offering ample accommodation for a growing family.



Further enhancing the appeal of this property is the presence of a large rear garden, providing a private outdoor sanctuary for relaxation and entertaining. The presence of a single garage and driveway offers convenient off-road parking solutions. Offered with the added benefit of no upward chain, this property represents a rare opportunity to secure a superb residence in this highly sought-after location.

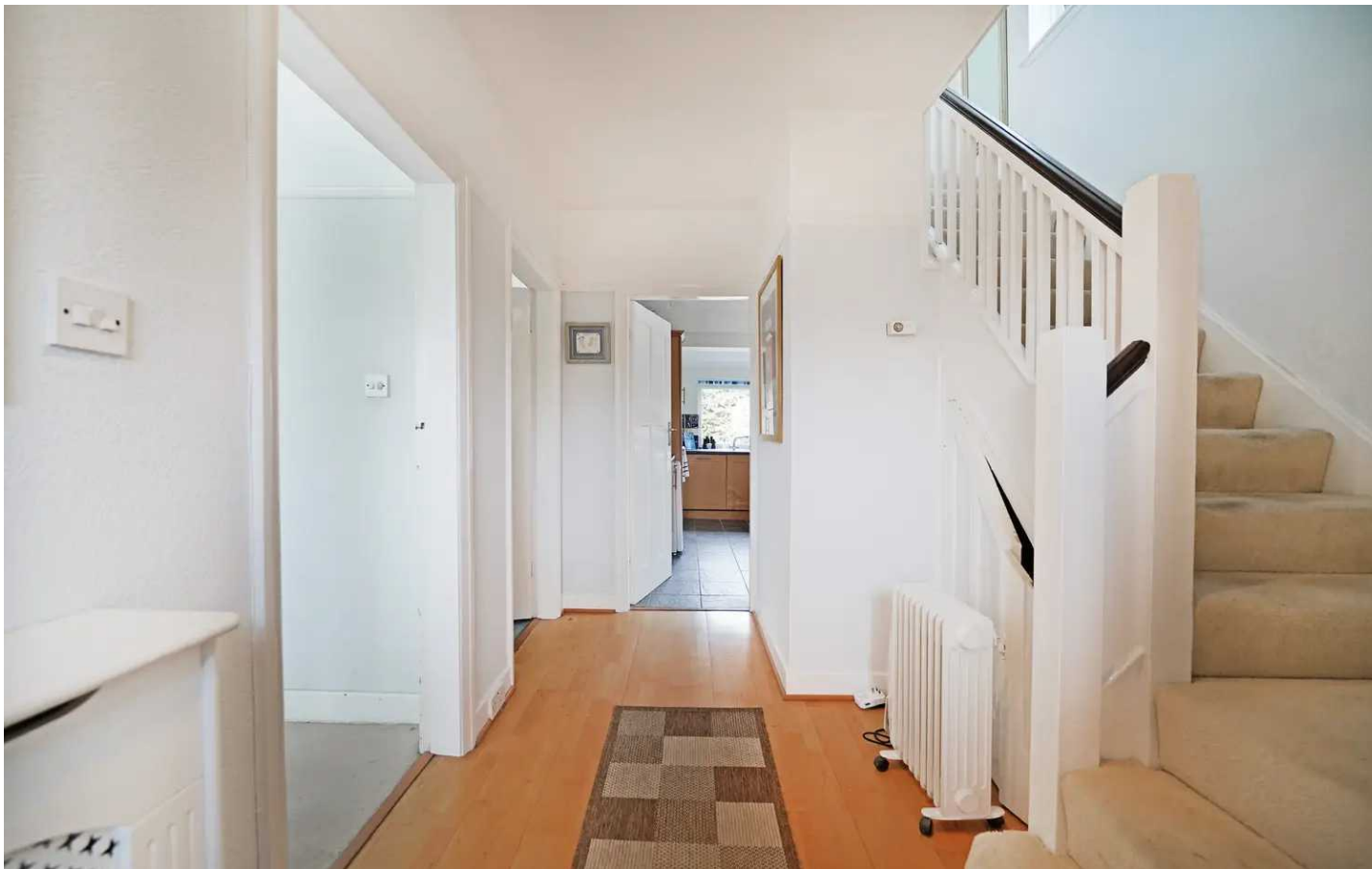


PROPERTY LOCATION

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: D

Tenure: Freehold



- Three Bedroom Semi-Detached
- NO UPWARD CHAIN
- Prime Location In Dorridge
- Walking Distance To Station & Local Amenities
- Living Room & Dining Room
- Fitted Kitchen
- Utility Room / Home Office
- Three Bedrooms
- Large Rear Garden

ENTRANCE HALLWAY

WC

5' 0" x 4' 0" (1.52m x 1.21m)

DINING ROOM

12' 7" x 11' 6" (3.84m x 3.50m)

LIVING ROOM

18' 3" x 11' 5" (5.57m x 3.47m)

KITCHEN

13' 5" x 8' 11" (4.10m x 2.72m)

UTILITY ROOM / HOME OFFICE

8' 8" x 7' 3" (2.63m x 2.21m)

FIRST FLOOR

BEDROOM ONE

15' 2" x 11' 5" (4.63m x 3.48m)

BEDROOM TWO

11' 4" x 10' 0" (3.46m x 3.04m)

BEDROOM THREE

9' 4" x 8' 10" (2.85m x 2.70m)

BATHROOM

8' 11" x 5' 10" (2.73m x 1.78m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 120.2 sq.m. = 1294 sq.ft. approx.

OUTSIDE THE PROPERTY**LARGE REAR GARDEN****SINGLE GARAGE**

15' 0" x 8' 10" (4.57m x 2.69m)

ITEMS INCLUDED IN SALE

Free standing cooker, integrated oven, integrated hob, fridge, washing machine, all carpets, all curtains, all blinds and a garden shed.

ADDITIONAL INFORMATION

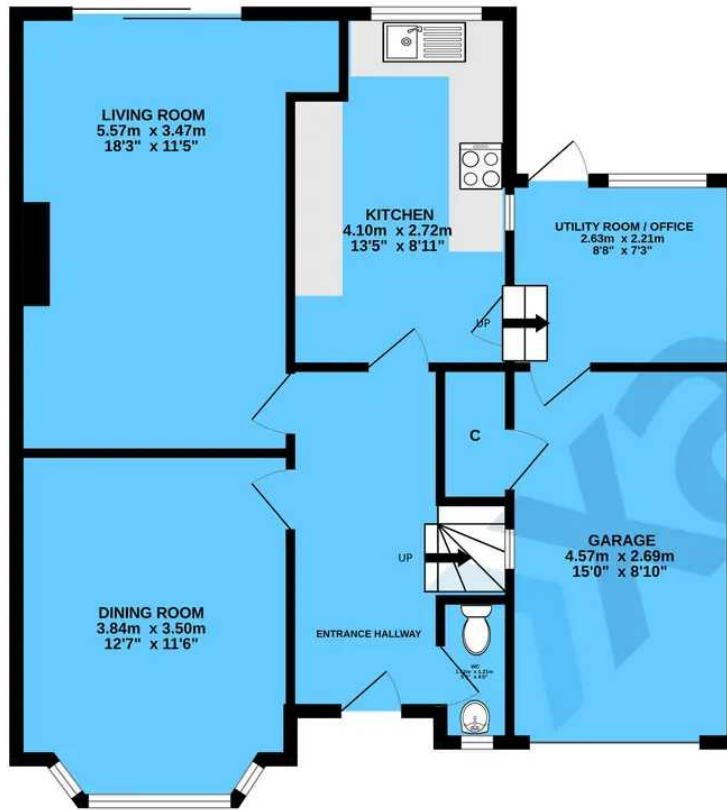
Services - mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

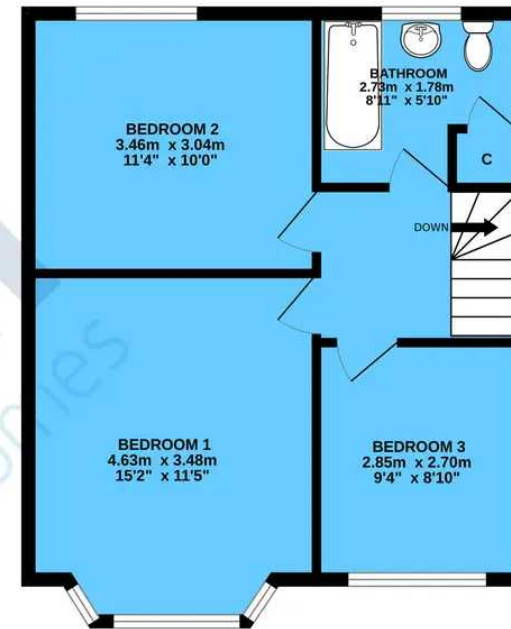
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 120.2 sq.m. (1294 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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