



Hazeltree Grove, Dorridge

Guide Price £325,000





PROPERTY OVERVIEW

Presenting a prime opportunity to acquire a delightful, immaculately presented two-bedroom mews house with the added advantage of NO UPWARD CHAIN. Located in a sought-after area and within a highly popular cul-de-sac, this property offers a desirable lifestyle within easy reach of local amenities, schools, and transport links, making it an ideal choice for individuals and families alike.

Upon entering the property, you are greeted with a hallway which leads into a re-fitted breakfast kitchen and an adjoining living room which provides a cosy retreat, perfect for relaxing after a long day. To the first floor are two tastefully decorated double bedrooms and a re-fitted family bathroom.



On-drive parking for two vehicles ensures convenience and ease of access for residents, with the south-facing rear garden offering a tranquil sanctuary, basking in natural light and providing a private outdoor space to enjoy al fresco dining or simply unwind in a peaceful setting.



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: C

Tenure: Freehold



- No Upward Chain
- Immaculately Presented Throughout
- Two Bedroom Mews
- Re-Fitted Breakfast Kitchen
- Re-Fitted Family Bathroom
- Living Room
- On Drive Parking
- South Facing Rear Garden



PORCH

HALLWAY

BREAKFAST KITCHEN

10' 5" x 9' 5" (3.18m x 2.87m)

LIVING ROOM

13' 0" x 10' 4" (3.96m x 3.15m)

FIRST FLOOR

BEDROOM ONE

14' 1" x 9' 5" (4.29m x 2.87m)

BEDROOM TWO

10' 7" x 7' 1" (3.23m x 2.16m)

BATHROOM

7' 4" x 6' 5" (2.24m x 1.96m)

TOTAL SQUARE FOOTAGE

62 sq.m (667 sq.ft) approx.

OUTSIDE THE PROPERTY

ON DRIVE PARKING FOR TWO VEHICLES

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in one bedroom and garden shed.



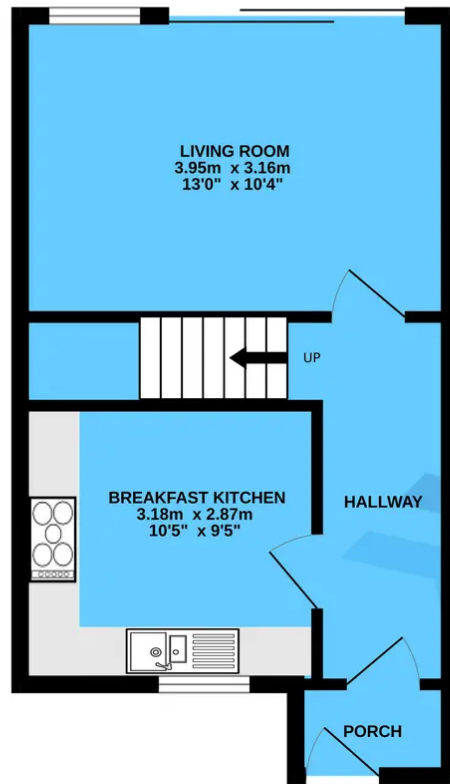
ADDITIONAL INFORMATON

Services - water meter, mains gas, electricity and sewers. Broadband - BT Openreach.

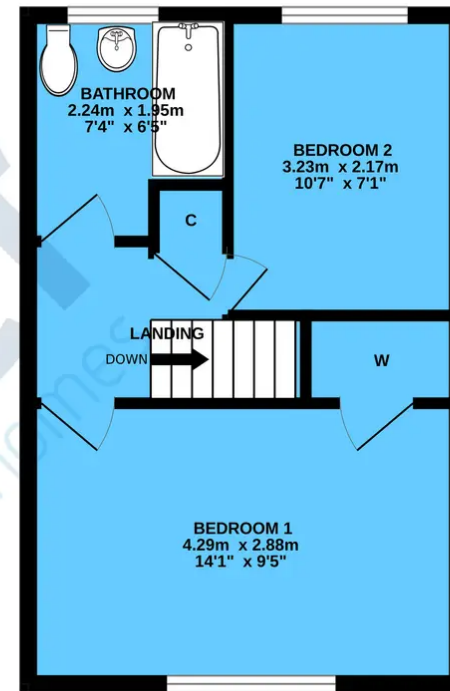
MONEY LAUNDERING REGULATIONS

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
31.7 sq.m. (342 sq.ft.) approx.



1ST FLOOR
30.3 sq.m. (326 sq.ft.) approx.



TOTAL FLOOR AREA: 62.0 sq.m. (667 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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