



Winster Avenue, Dorridge

Guide Price £460,000





PROPERTY OVERVIEW

Welcome to this extended three-bedroom semi-detached property situated in a highly desirable location with no upward chain. Upon entering the property, you are greeted by a reception hallway leading into all ground floor accommodation which comprises of a spacious living room, perfect for relaxing and unwinding after a long day. In addition, there is a versatile playroom/sitting room or office to the rear of the property, offering flexibility to suit your individual needs. The breakfast kitchen provides the ideal space for culinary enthusiasts to prepare and enjoy meals with family and friends. Ascending the stairs, the first floor boasts two well-proportioned double bedrooms and one box room, each offering a peaceful sanctuary to retire to at the end of the day. The property also benefits from a family bathroom. Externally, the property is set behind a tarmac driveway with a garage, providing ample off-road parking. The beautiful south-facing rear garden provides a tranquil outdoor space, ideal for alfresco dining, entertaining guests, or simply enjoying the sunshine in the warmer months.





Conveniently located within walking distance of Dorridge Station, this property offers easy access to excellent transport links, making it an ideal choice for commuters. In addition, the property is situated close to all local schools, ensuring that education facilities are within easy reach for families with children. In summary, this property is a rare find, with its extended and versatile living spaces, well-maintained gardens, and desirable location, this home offers a perfect opportunity for a family looking to settle in a sought-after area. Don't miss the chance to make this property your own and schedule a viewing today.

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





- No Upward Chain
- Extended Three Bedroom Semi Detached
- Walking Distance To Dorridge Station And All Local Schools
- Two Reception Rooms Including Living Room And Play Room / Sitting Room Or Office To Rear
- Breakfast Kitchen
- Set Behind Tarmacadam Driveway With Garage
- Beautiful South Facing Rear Garden

RECEPTION HALLWAY

LIVING ROOM

14' 5" x 9' 10" (4.39m x 3.00m)

BREAKFAST KITCHEN

13' 5" x 8' 0" (4.09m x 2.44m)

PLAYROOM/SITTING ROOM/OFFICE

13' 5" x 9' 8" (4.09m x 2.95m)

UTILITY

8' 0" x 5' 11" (2.44m x 1.80m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 8" x 8' 0" (5.69m x 2.44m)

BEDROOM TWO

13' 5" x 11' 2" (4.09m x 3.40m)

BEDROOM THREE

11' 4" x 6' 11" (3.45m x 2.11m)

BATHROOM

6' 7" x 5' 7" (2.01m x 1.70m)

TOTAL SQUARE FOOTAGE

86 sq.m (926 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

12' 4" x 8' 0" (3.76m x 2.44m)

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge, freezer, dishwasher, tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

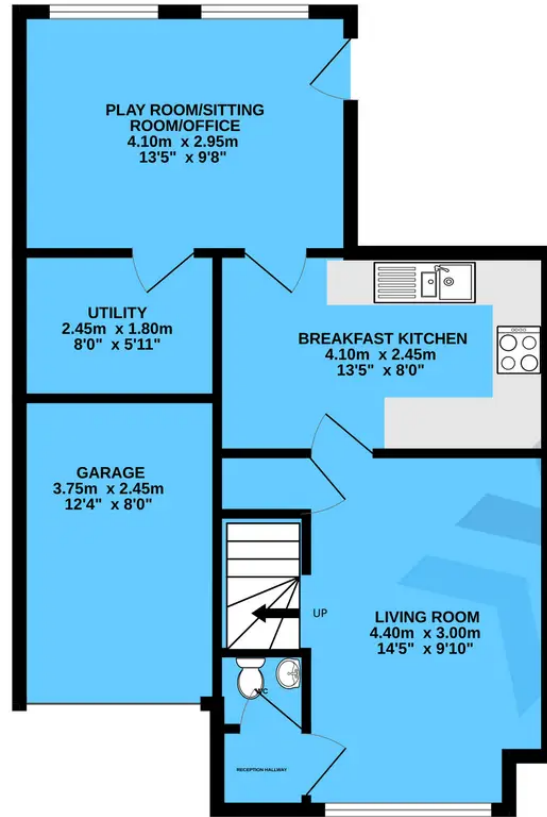
Services - water meter, mains gas, electricity and sewers. Broadband - not connected, but was Virgin Media. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

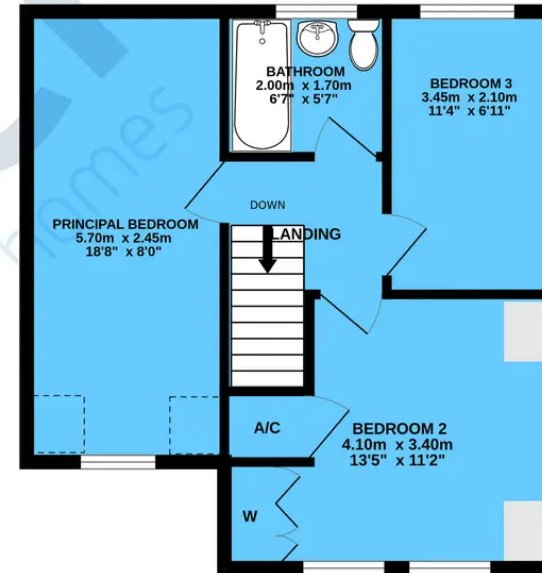
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 86.0 sq.m. (926 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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