



Glendon Way, Dorridge

Guide Price £900,000







## PROPERTY OVERVIEW

Situated in a highly sought-after location cul-de-sac of Dorridge, this large five-bedroom detached property originally constructed by David Wilson Homes presents an exceptional family home and living space. The property is accessed via a tarmac driveway leading to a double garage, offering ample parking convenience.

Upon entry, the spacious entrance hallway sets a welcoming tone, complemented by a guest cloakroom for added convenience. The dual aspect living room exudes warmth, featuring a charming log burner as a focal point, perfect for cosy evenings. The adjoining remodelled open-plan kitchen and dining area provide a versatile space for every-day living and entertaining, further enhanced by a practical utility room.

Ascending to the first floor, the property hosts five generously proportioned bedrooms, all with fitted wardrobes and three bathrooms, ensuring complete comfort and privacy for all occupants. The principal suite exudes luxury with an en-suite bathroom, offering a private retreat within the home. An additional ensuite to bedroom two and a family bathroom caters to the remaining bedrooms, completing the upper level.





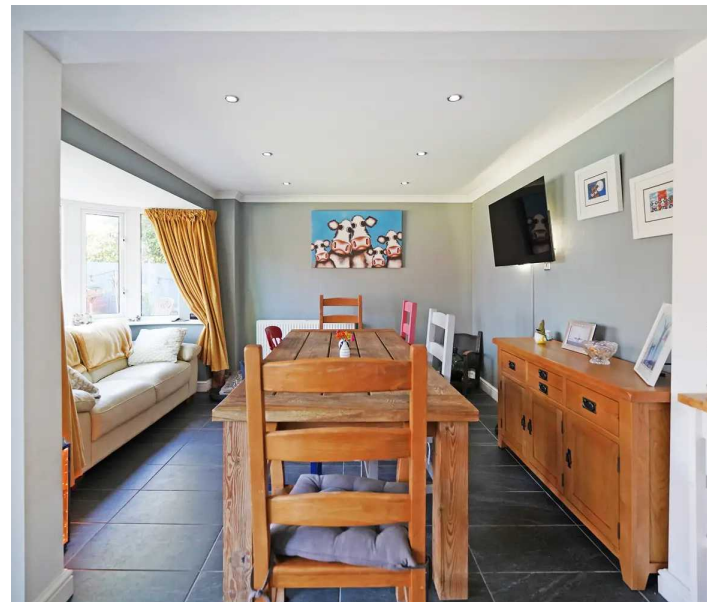


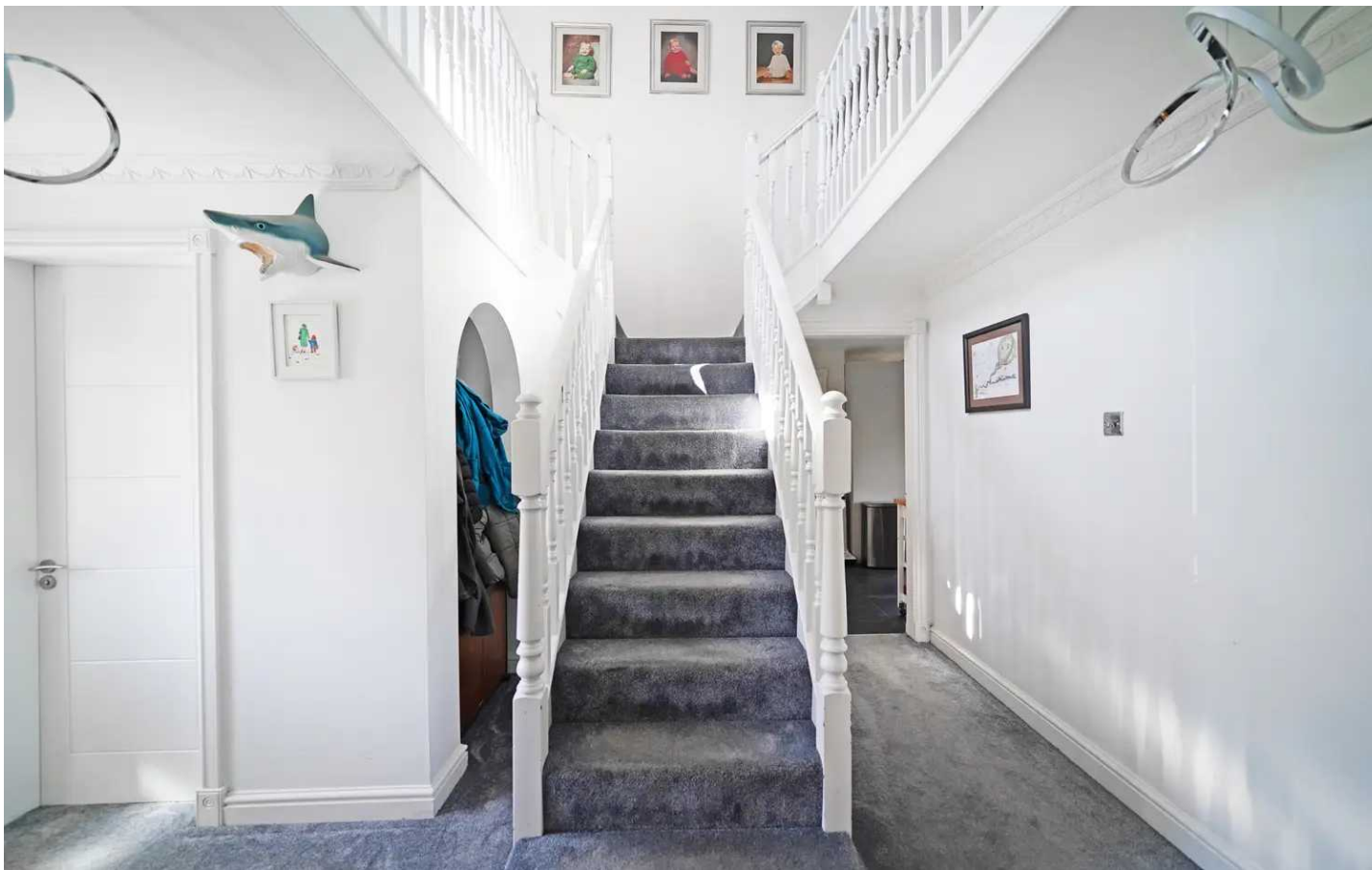
An impressive feature of this residence is the superb purpose-built office nestled within the landscaped rear garden, providing a peaceful and productive workspace away from the main living areas. This bespoke addition perfectly balances work and leisure, adding further appeal to the property. The garden also includes a beautiful gazebo perfect for relaxing and entertaining outside.

In conclusion, an opportunity not to be missed, viewing of this exceptional property is highly recommended to fully appreciate its abundance of features and the location it affords. Contact us today to arrange a viewing and secure your chance to own this distinguished family home.

#### 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.

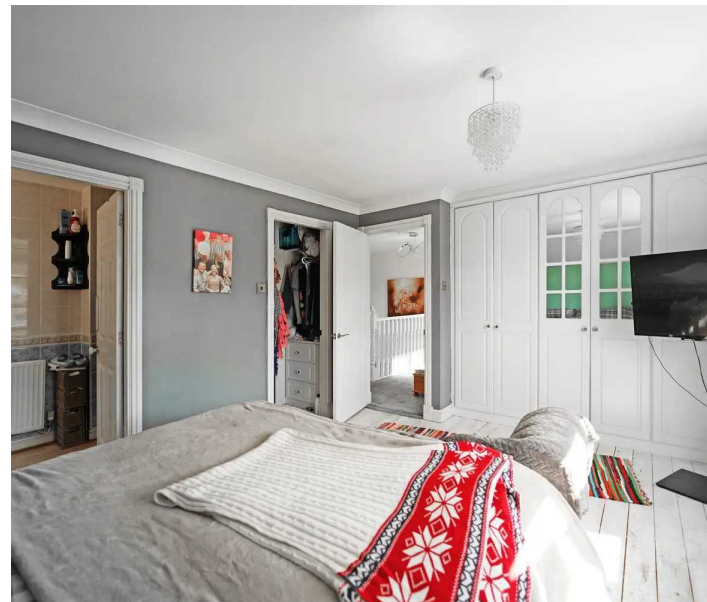
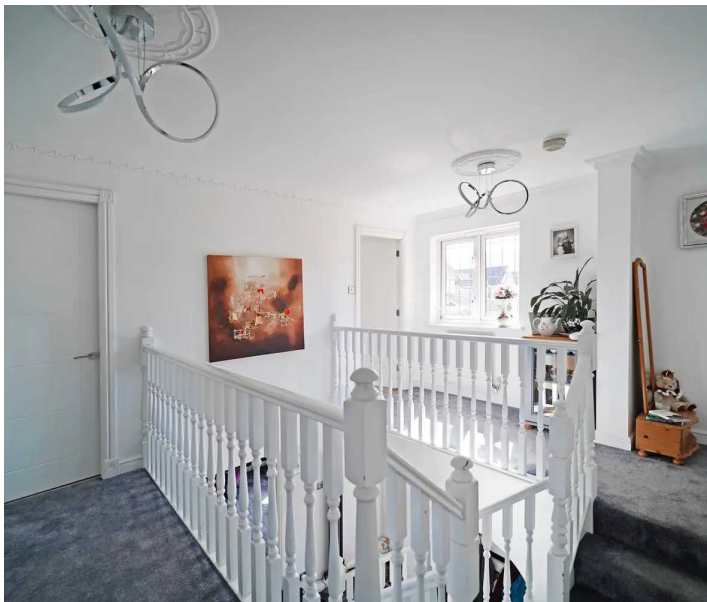




Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which 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



- Large Five Bedroom Detached Property Originally Built By David Wilson Homes
- Highly Sought After Location And Quiet Cul-De-Sac
- Set Behind Tarmacadam Driveway With Double Garage
- Entrance Hallway With Guest Cloakroom Leading To Dual Aspect Living Room With Log Burner
- Remodelled Open Plan Kitchen And Dining Room





- Useful Utility
- Five Bedrooms And Three Bathroom To The First Floor
- Superb Purpose Built Office Located Within A Landscaped Rear Garden
- Viewing Essential

#### ENTRANCE HALLWAY

##### WC

4' 11" x 3' 7" (1.50m x 1.10m)

##### LIVING ROOM

26' 3" x 11' 4" (8.00m x 3.45m)

##### KITCHEN

16' 1" x 10' 0" (4.90m x 3.05m)

##### DINING AREA

9' 10" x 9' 10" (3.00m x 3.00m)

##### UTILITY ROOM

8' 2" x 5' 5" (2.50m x 1.65m)

#### FIRST FLOOR

##### PRINCIPAL SUITE

16' 9" x 11' 6" (5.10m x 3.50m)

##### ENSUITE

9' 0" x 4' 7" (2.75m x 1.40m)

##### BEDROOM TWO

14' 1" x 12' 10" (4.30m x 3.90m)

##### ENSUITE

8' 11" x 5' 5" (2.72m x 1.65m)

##### BEDROOM THREE

13' 11" x 11' 2" (4.25m x 3.40m)

##### BEDROOM FOUR

12' 8" x 8' 3" (3.85m x 2.51m)



**BEDROOM FIVE**

10' 8" x 8' 10" (3.25m x 2.70m)

**BATHROOM**

9' 0" x 7' 1" (2.75m x 2.15m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 197.0 sq.m. = 2120 sq.ft. approx.

**OUTSIDE THE PROPERTY****PURPOSE BUILT OFFICE****LANDSCAPED REAR GARDEN****DOUBLE GARAGE**

16' 5" x 16' 5" (5.00m x 5.00m)

**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, all carpets, all curtains, fitted wardrobes in five bedrooms, some light fittings, a car charging point which was fitted in 2023, studio/office and a wooden gazebo.

**ADDITIONAL INFORMATION**

Services - mains gas and electricity. Broadband - Virgin. Loft space - boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

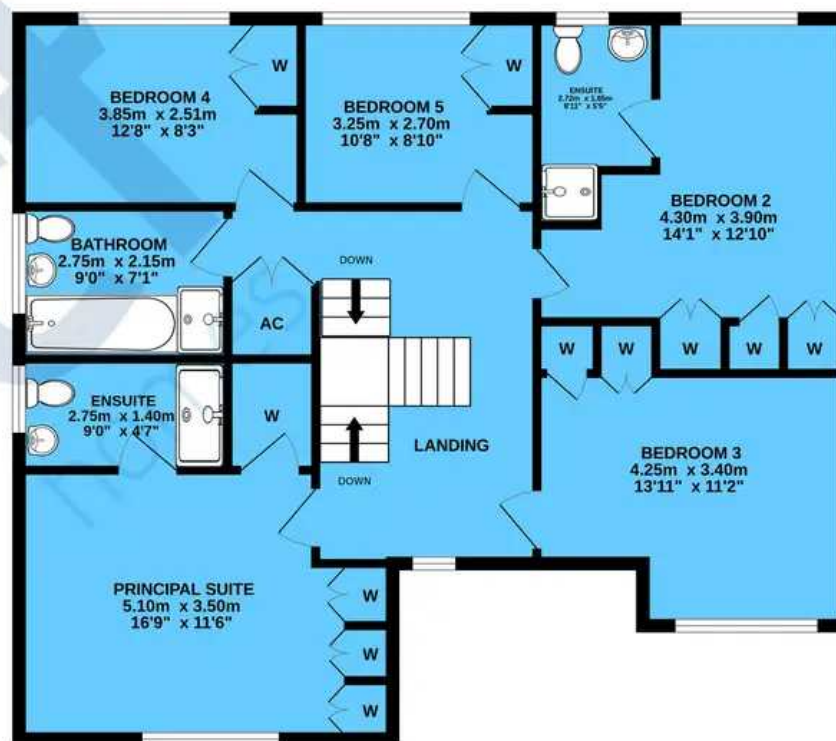
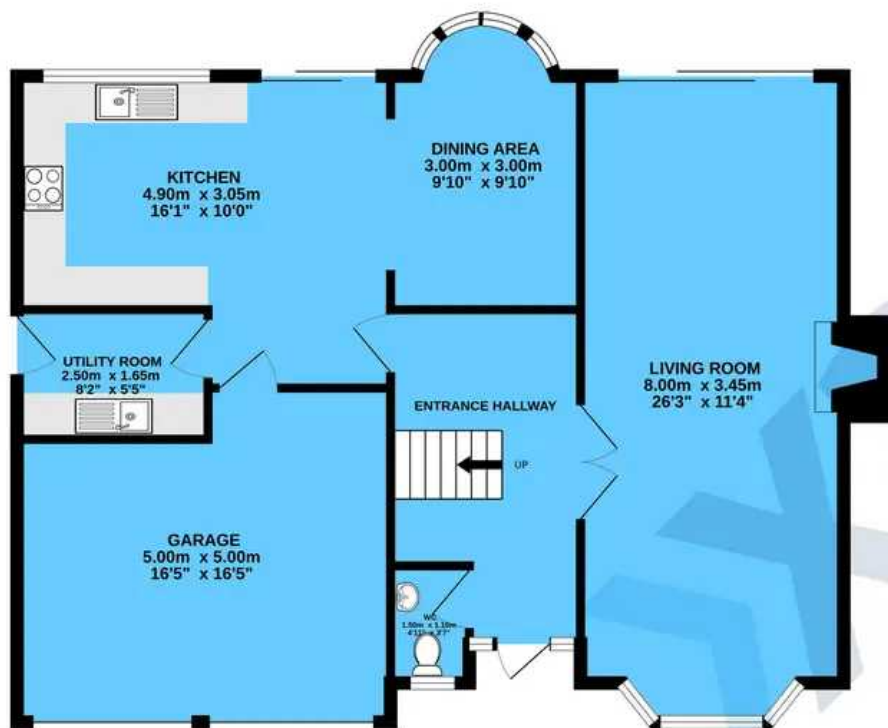
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 197.0 sq.m. (2120 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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