



Grange Road, Dorridge

Guide Price £750,000





PROPERTY OVERVIEW

This stunning four-bedroom semi-detached property offers a perfect blend of contemporary living and practicality. Just a short distance from the station and park, this home has been extensively refurbished to a high specification throughout, making it a perfect family home ready to move into straight away.

Upon arrival, the property is set behind a wide driveway providing ample parking for multiple vehicles. Through the delightful entrance hallway, the ground floor unfolds into a beautiful open plan kitchen / dining / family room that lies at the heart of the property. The kitchen has been tastefully extended to include wonderful skylights and bi-fold doors, allowing an abundance of natural light to flood in, creating a bright and airy space for family gatherings and entertaining.



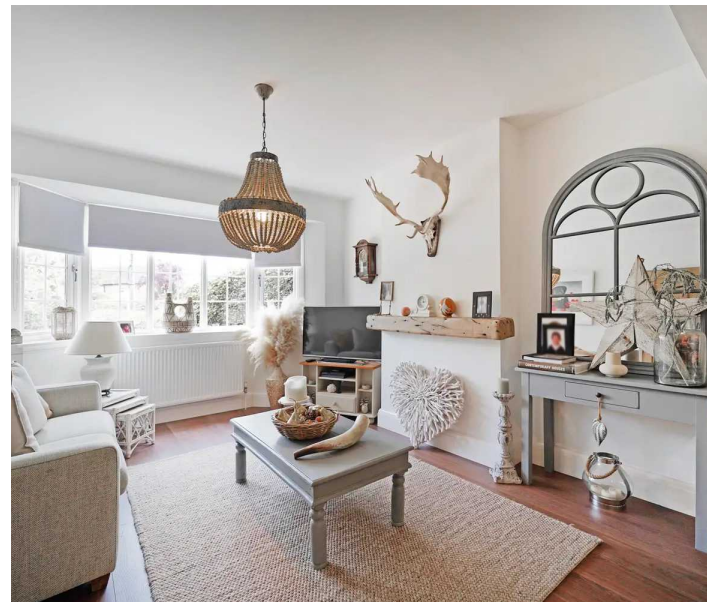
The kitchen is fitted with fully integrated appliances and features a striking log burner, adding warmth and character to the room. The remainder of the ground floor comprises of two reception rooms, including a spacious living room and a versatile family room / study, a convenient downstairs toilet, and a small garage / storeroom, providing ample storage space.



Moving up to the first floor, you will find four double bedrooms. The principal bedroom benefits from fitted wardrobes and a modern ensuite, offering a private retreat within the home. The remaining bedrooms are serviced by a large family bathroom, complete with a free-standing bath and walk-in shower, perfect for relaxation and pampering.

Outside, the property enjoys a pleasant south facing rear garden, mainly laid with lawn and featuring a large patio seating area, providing a tranquil setting for outdoor enjoyment and al-fresco dining.

In summary, this meticulously renovated property offers a rare opportunity to own a contemporary family home in a prime location, combining modern amenities with tasteful design elements throughout. Don't miss out on the chance to make this beautifully presented property your new 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: D

Tenure: Freehold



- Four Bedroom Semi-Detached Family Home
- Walking Distance To Dorridge Station
- Extensively Refurbished To A High Standard Throughout
- Open Plan Kitchen / Dining / Family Room
- Two Versatile Reception Rooms
- Four Double Bedrooms
- Principal Bedroom With Ensuite & Fitted Wardrobes
- South Facing Lawn Rear Garden With Patio Seating Area
- Early Viewing Essential

ENTRANCE HALLWAY

KITCHEN / DINING / FAMILY ROOM

33' 10" x 16' 7" (10.31m x 5.06m)

LIVING ROOM

19' 1" x 11' 5" (5.82m x 3.47m)

FAMILY ROOM / STUDY

9' 7" x 9' 3" (2.93m x 2.82m)

WC

9' 7" x 5' 8" (2.92m x 1.72m)

UTILITY ROOM

10' 6" x 5' 9" (3.21m x 1.74m)

FIRST FLOOR

PRINCIPAL BEDROOM

ENSUITE

BEDROOM TWO

14' 1" x 11' 5" (4.28m x 3.48m)

BEDROOM THREE

14' 2" x 8' 4" (4.31m x 2.53m)

BEDROOM FOUR

11' 5" x 11' 1" (3.47m x 3.38m)



**BATHROOM**

11' 0" x 8' 0" (3.36m x 2.44m)

TOTAL SQUARE FOOTAGE

Total floor area: 189.0 sq.m. = 2034 sq.ft. approx.

OUTSIDE THE PROPERTY**REAR GARDEN****GARAGE / STORE ROOM****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all blinds, fitted wardrobes in two bedrooms, only spot lights are included and a car charging point.

ADDITIONAL INFORMATION

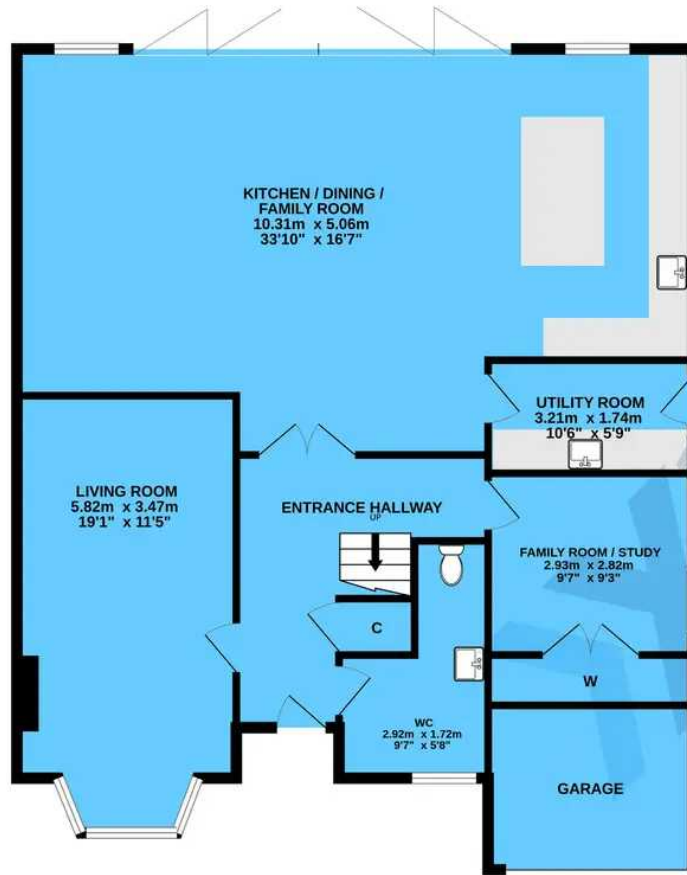
Services - mains gas and electricity. Broadband - Sky. Loft space - with ladder and lighting.

MONEY LAUNDERING REGULATIONS

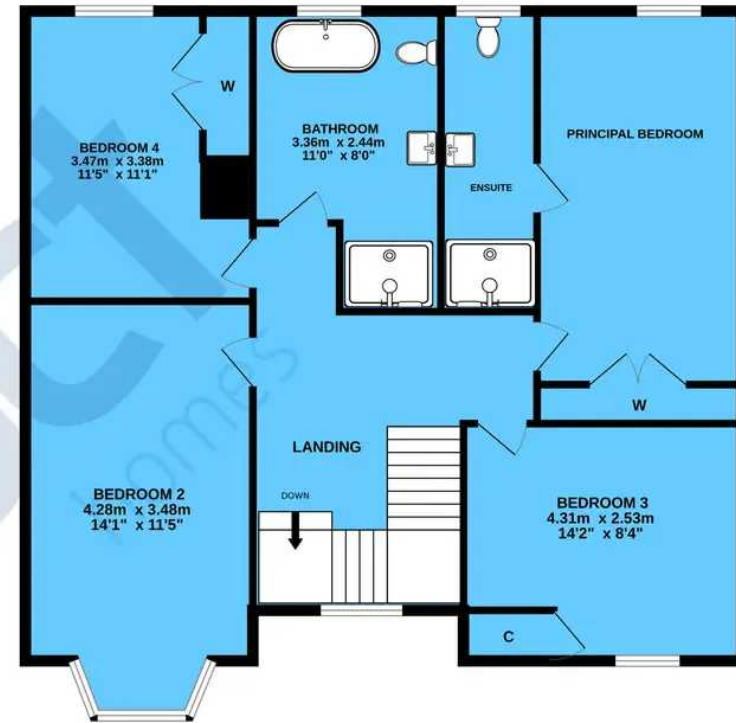
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 189.0 sq.m. (2034 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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