



Wyken Close, Dorridge

Guide Price £550,000





PROPERTY OVERVIEW

Situated in a highly sought-after location, this impressive four-bedroom detached house offers a unique opportunity for a prospective buyer to acquire a spacious residence with the potential to further extend, subject to obtaining the necessary planning permissions. Boasting a prime position within walking distance to the Dorridge Station, this property also benefits from its close proximity to the charming Dorridge Village, making it an ideal choice for those seeking a convenient and connected lifestyle.

Downstairs the property comprises of a large light lounge, generous dining room with adjoining conservatory that looks over the garden. A good size kitchen with lots of storage and a useful utility with side access.



Upstairs, the property comprises four generously sized bedrooms, providing plenty of space for families or those who require additional accommodation options such as a home office or guest room.



Further enhancing the appeal of this property is the inclusion of a single garage, providing secure parking and additional storage space for residents. The absence of an upward chain ensures a smoother and more straightforward purchasing process, allowing the next owner to move in with minimal delay.

In summary, this four-bedroom detached house offers a rare opportunity to acquire a well-presented property in a desirable location with the potential for further development. With its convenient access to transport links and local amenities, the property is ideal for a family or a developer looking to take on a project.

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: E

Tenure: Freehold

- Four Bedroom Detached Property
- Potential to extend SSTP
- Walking Distance to Dorridge Station
- Close Proximity To Dorridge Village
- No Upward Chain
- Dining Room With Conservatory
- Single Garage





ENTRANCE HALL

WC

KITCHEN

12' 6" x 8' 2" (3.80m x 2.50m)

DINING ROOM

10' 4" x 8' 2" (3.15m x 2.50m)

CONSERVATORY

11' 6" x 7' 9" (3.50m x 2.35m)

LOUNGE

15' 7" x 14' 11" (4.75m x 4.55m)

UTILITY ROOM

7' 10" x 7' 7" (2.40m x 2.30m)

FIRST FLOOR

BEDROOM ONE

12' 2" x 12' 0" (3.70m x 3.65m)

BEDROOM TWO

12' 2" x 8' 4" (3.70m x 2.55m)

BEDROOM THREE

11' 0" x 8' 0" (3.35m x 2.45m)

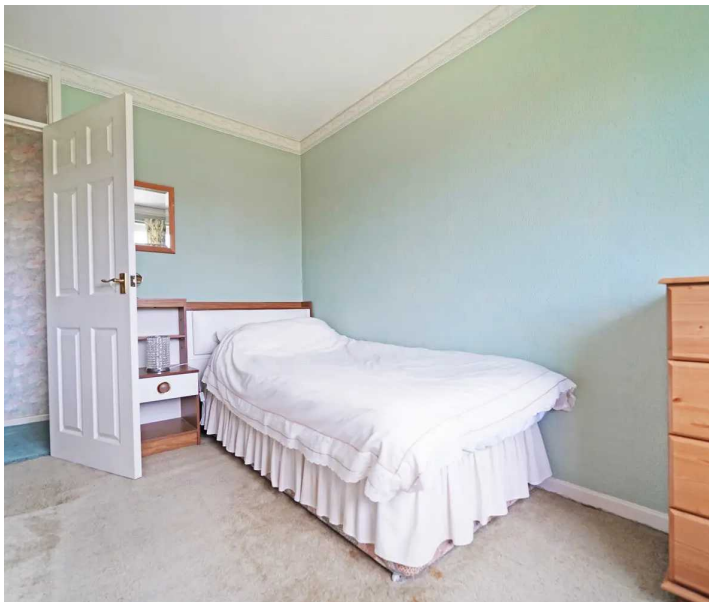
BEDROOM FOUR

11' 0" x 8' 4" (3.35m x 2.55m)

BATHROOM

TOTAL SQUARE FOOTAGE

Total floor area: 114.0 sq.m. = 1227 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

14' 9" x 8' 2" (4.50m x 2.50m)

ITEMS INCLUDED IN SALE

Free standing cooker, microwave, fridge, freezer, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and a garden shed.

ADDITIONAL INFORMATION

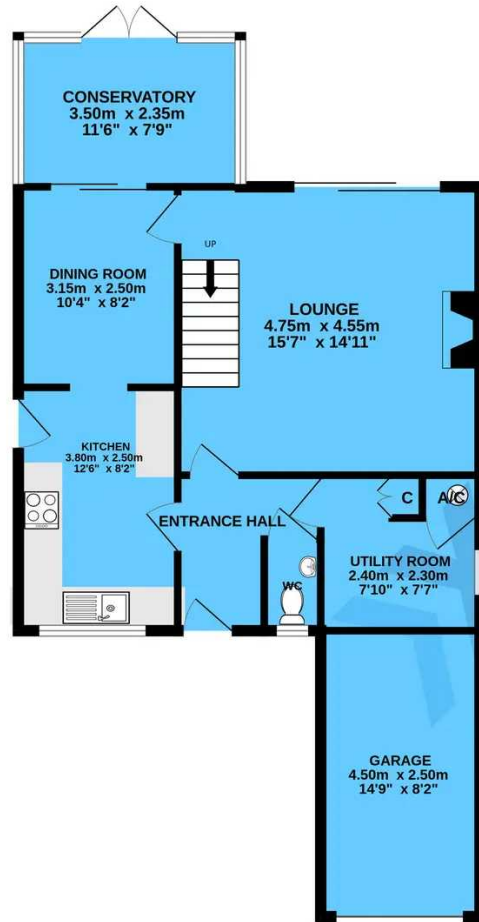
Services - mains gas and electricity.

MONEY LAUNDERING REGULATIONS

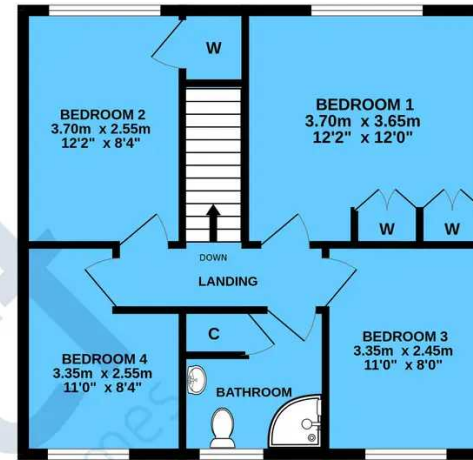
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 114.0 sq.m. (1227 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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