



Glendon Way, Dorridge

Guide Price £700,000





PROPERTY OVERVIEW

Introducing a remarkable opportunity for investors or a family seeking a project this five-bedroom detached house located within the coveted Arden Academy catchment area. Boasting a prime location, this property is conveniently situated within walking distance of Dorridge village and Dorridge Station, providing easy access to local amenities and excellent transport links. Downstairs the property is comprised of a large double height hallway with guest WC. Off the main hallway there are two reception rooms and a breakfast kitchen. The main reception room is large and dual aspect filling the room full of light. The second reception room is a versatile space with plenty of opportunities. Off the breakfast kitchen is a separate utility room and a generous double garage. This home offers five generously proportioned bedrooms with two of the bedrooms benefitting from en-suite bathrooms and the principal bedroom having the luxury of a walk in wardrobe. The further three bedrooms are serviced by a large family bathroom with a separate bath and shower. In conclusion, this five-bedroom detached property presents a rare opportunity to secure a property in a highly sought-after location. With its proximity to reputable schools, local amenities, and transport links, along with the promise of great potential.





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



- Five Bedroom Detached Property
- Ideal For An Investor
- Arden Academy Catchment
- Walking Distance to Dorridge village
- Walking distance to Dorridge Station
- Double Garage
- Three Bathrooms
- Great Potential

**HALLWAY**

14' 10" x 10' 4" (4.52m x 3.15m)

WC**LIVING ROOM**

26' 4" x 17' 7" (8.03m x 5.36m)

DINING ROOM

15' 1" x 10' 6" (4.60m x 3.20m)

BREAKFAST KITCHEN

16' 1" x 14' 4" (4.90m x 4.37m)

UTILITY

8' 1" x 5' 4" (2.46m x 1.63m)

INTEGRAL DOUBLE GARAGE

18' 7" x 16' 3" (5.66m x 4.95m)

FIRST FLOOR**PRINCIPAL BEDROOM**

15' 0" x 11' 6" (4.57m x 3.51m)

WARDROBE

4' 9" x 4' 4" (1.45m x 1.32m)

ENSUITE

9' 0" x 4' 8" (2.74m x 1.42m)

BEDROOM TWO

13' 3" x 12' 1" (4.04m x 3.68m)

ENSUITE

8' 10" x 5' 3" (2.69m x 1.60m)

BEDROOM THREE

14' 0" x 13' 4" (4.27m x 4.06m)

**BEDROOM FOUR**

10' 10" x 9' 3" (3.30m x 2.82m)

BATHROOM

9' 6" x 6' 9" (2.90m x 2.06m)

TOTAL SQUARE FOOTAGE

208.3 sq.m (2242 sq.ft) approx.

OUTSIDE THE PROPERTY**REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Sold as seen.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - Virgin Media.

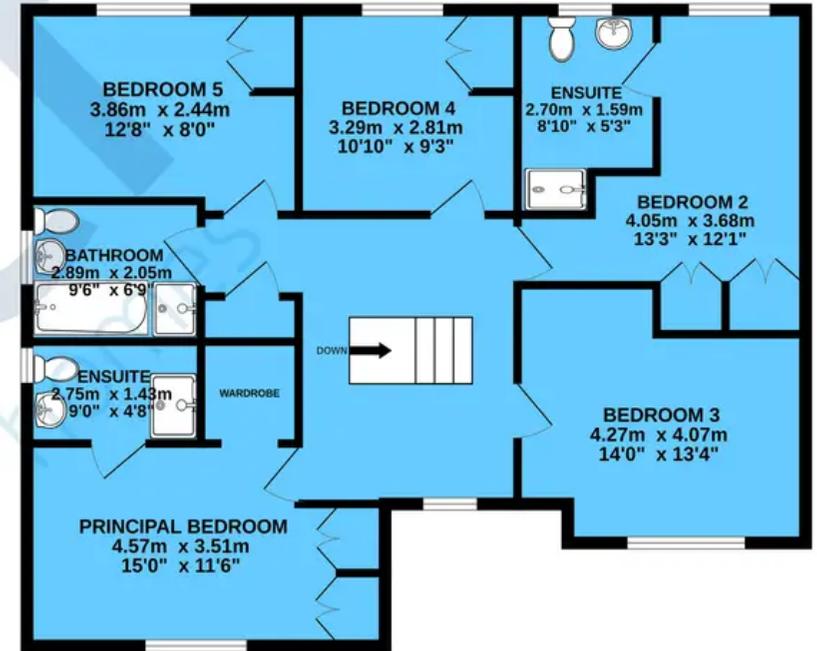
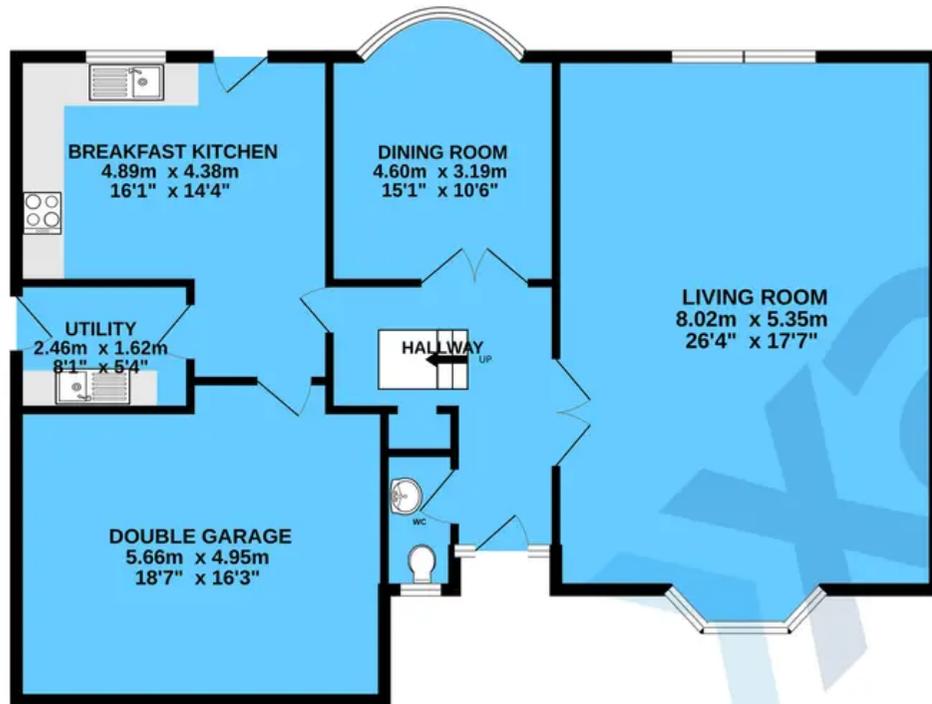
MONEY LAUNDERING REGULATIONS

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 : 208.3 sq.m. (2242 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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