



Oakhall Drive, Dorridge

Guide Price £600,000





## PROPERTY OVERVIEW

Situated in the highly sought-after area of Dorridge, this immaculately presented four-bedroom detached property offers a fantastic opportunity for those seeking a spacious family home. With the added benefit of no upward chain, this property is ready to move into, making it a hassle-free option for potential buyers. Upon entering the property, you are greeted by a welcoming entrance hallway that leads to three reception rooms, including a spacious living room, dining room with sliding patio doors, and a versatile study. The modern breakfast kitchen provides ample space for cooking and dining, perfect for every-day family living or entertaining guests. The first floor boasts four well-appointed bedrooms, with the principal bedroom benefitting from a modern en-suite bathroom. The three remaining bedrooms are serviced by a stylish family bathroom, ensuring that all residents have access to contemporary amenities. Externally, the property features a private tarmac driveway providing parking for multiple vehicles, leading to a double garage with an electric door. This is a convenient feature for those with multiple vehicles or for extra storage space.



This property truly shines with its immaculate interior finish, showcasing a high standard of presentation throughout. Potential buyers are sure to appreciate the attention to detail and care that has been put into maintaining this home. The south-facing rear garden offers a tranquil outdoor space with a patio area and well-maintained lawned area. This provides the perfect setting for enjoying the sunshine and entertaining al fresco. Located within walking distance of Dorridge Village and the train station, this property is conveniently situated for those who require easy access to amenities and transport links. Residents can enjoy the local shops, restaurants, and leisure facilities that Dorridge has to offer. The property is also located within the catchment area for Arden Academy.

In conclusion, this property is a must-see for those in search of a beautifully presented family home in a prime location. Contact us today to arrange a viewing and secure your opportunity to own this stunning property.





## 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: F

Tenure: Freehold



- No Upward Chain
- Very Well Presented Four Bedroom Detached With Double Garage
- Private Tarmacadam Providing Parking For Multiple Vehicles And Leading To Double Garage With Electric Door
- Entrance Hallway Leading To Three Reception Rooms Including Living Room, Dining Room and Study Plus Modern Breakfast Kitchen
- Four Bedrooms To First Floor With Principal Bedroom Having Modern En-suite
- Three Remaining Bedrooms Serviced By Modern Family Bathroom
- Absolutely Immaculate Throughout And A Must See Property
- South Facing Rear Garden With Patio And Lawned Area
- Walking Distance To Dorridge Village And Station

#### **ENTRANCE HALLWAY**

##### **WC**

5' 9" x 3' 3" (1.75m x 0.99m)

##### **LIVING ROOM**

14' 9" x 11' 6" (4.50m x 3.51m)

##### **STUDY**

8' 2" x 7' 10" (2.49m x 2.39m)

##### **DINING ROOM**

10' 0" x 9' 0" (3.05m x 2.74m)

##### **BREAKFAST KITCHEN**

14' 3" x 11' 10" (4.34m x 3.61m)

##### **UTILITY**

8' 2" x 5' 9" (2.49m x 1.75m)



## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

11' 10" x 11' 2" (3.61m x 3.40m)

### **ENSUITE**

5' 11" x 5' 1" (1.80m x 1.55m)

### **BEDROOM TWO**

11' 7" x 11' 0" (3.53m x 3.35m)

### **BEDROOM THREE**

9' 6" x 8' 4" (2.90m x 2.54m)

### **BEDROOM FOUR**

8' 8" x 8' 2" (2.64m x 2.49m)

### **BATHROOM**

7' 3" x 5' 7" (2.21m x 1.70m)

### **TOTAL SQUARE FOOTAGE**

110.5 sq.m (1189 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **DOUBLE GARAGE**

17' 1" x 16' 1" (5.21m x 4.90m)

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **WELL MAINTAINED REAR GARDEN WITH PATIO AREA**



#### **ITEMS INCLUDED IN THE SALE**

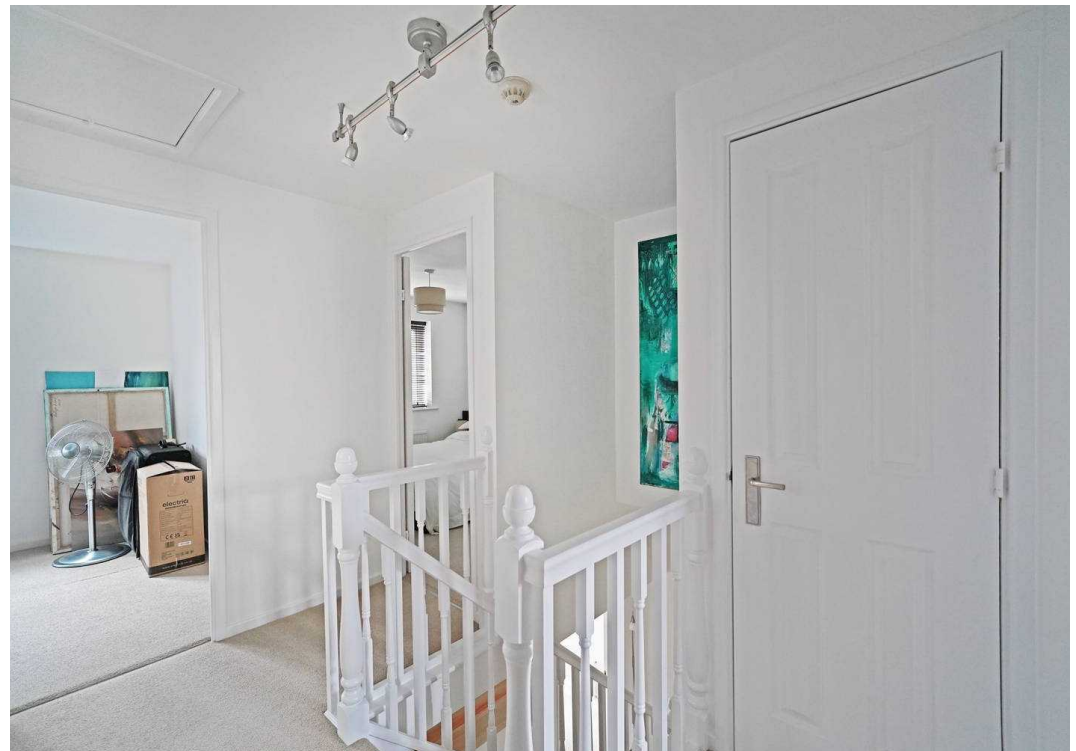
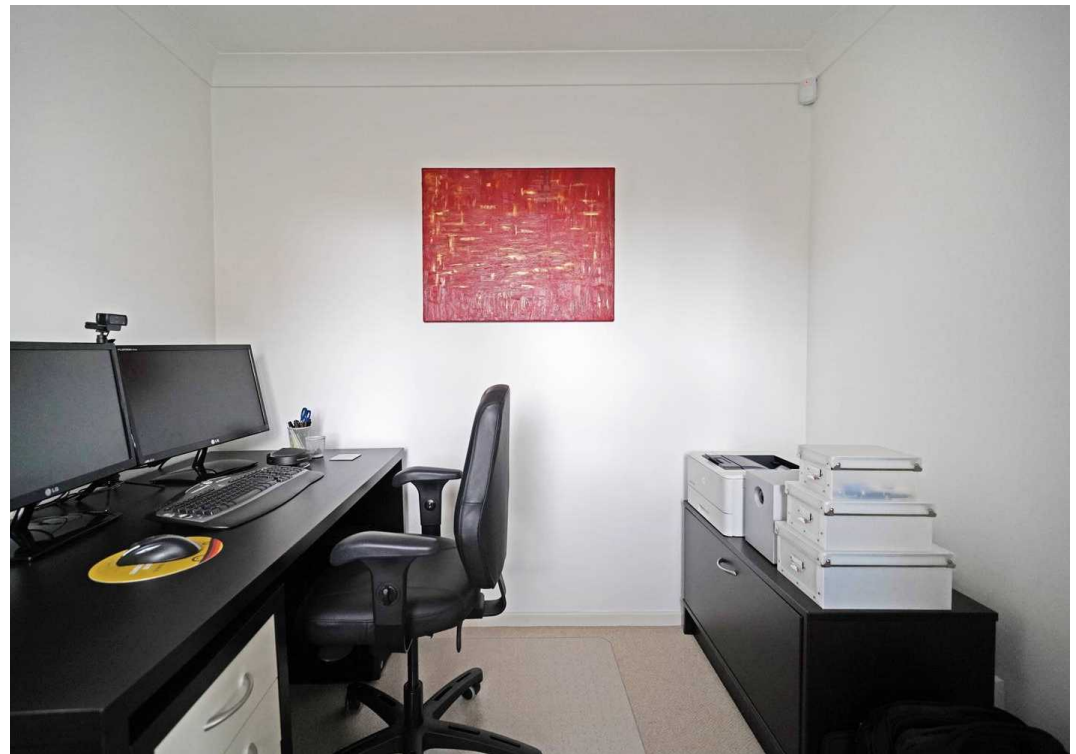
Miele integrated oven, Hotpoint integrated hob, Franke extractor, Neff microwave, Neff fridge/freezer, AEG dishwasher, Zanussi washing machine, Zanussi tumble dryer, all carpets, curtains, blinds and light fittings and electric garage door.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic.

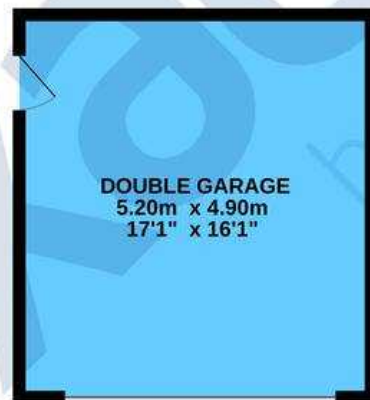
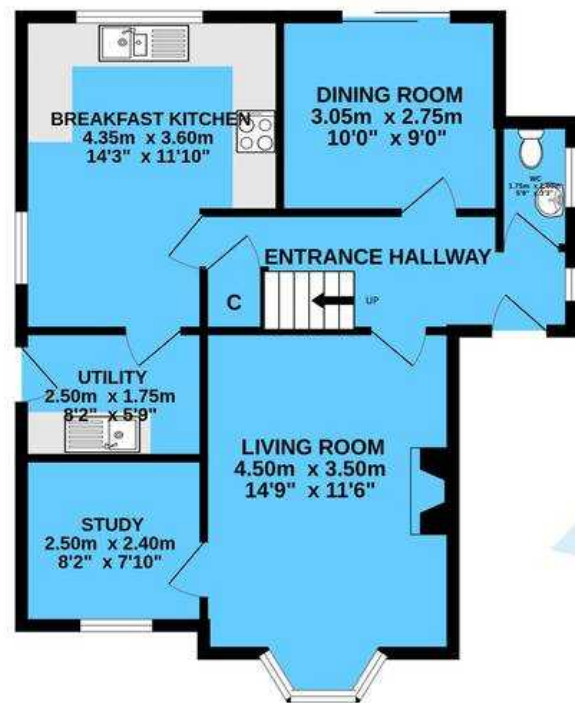
#### **MONEY LAUNDERING REGULATIONS**

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.

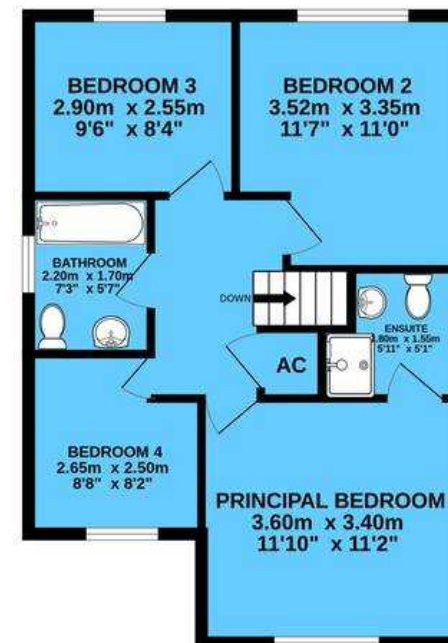




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 110.5 sq.m. (1189 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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**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

