



Grange Road, Dorridge

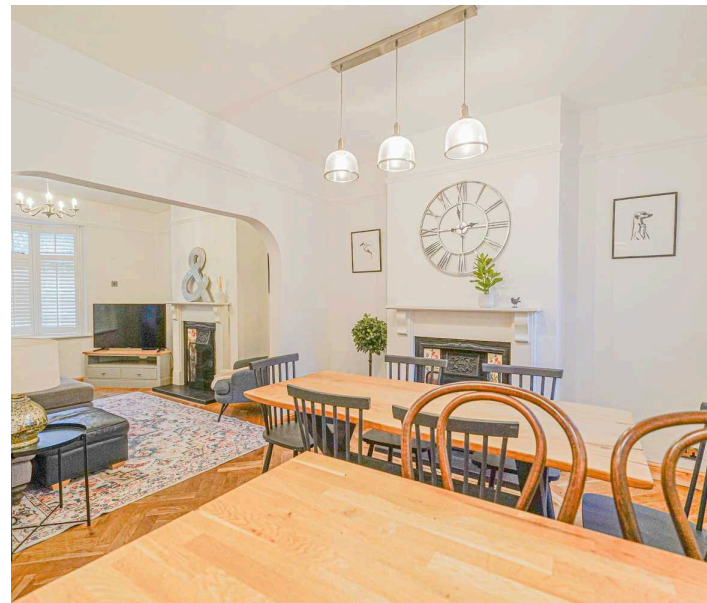
Guide Price £450,000





PROPERTY OVERVIEW

Nestled in the charming village of Dorridge, this delightful Edwardian terrace cottage offers a harmonious blend of period charm and modern conveniences. Tastefully presented throughout, the property boasts a welcoming atmosphere with a well-proportioned lounge featuring a bay window that floods the room with natural light. The extended modern kitchen/diner provides a stylish space for entertaining, complete with sleek fittings and ample storage options for culinary enthusiasts. Upstairs, two double bedrooms offer peaceful retreats, while a versatile attic room on the second floor, currently used as a study, provides additional flexible living space to suit individual needs. Both bedrooms are serviced by the well-appointed modern bathroom completes the living accommodation, ensuring comfort and functionality. The enchanting outdoor space is equally impressive, a large garden to the front with parking and a courtyard garden to the rear for alfresco dining or relaxing in the sun, the serene garden provides a private oasis in the heart of the bustling village.





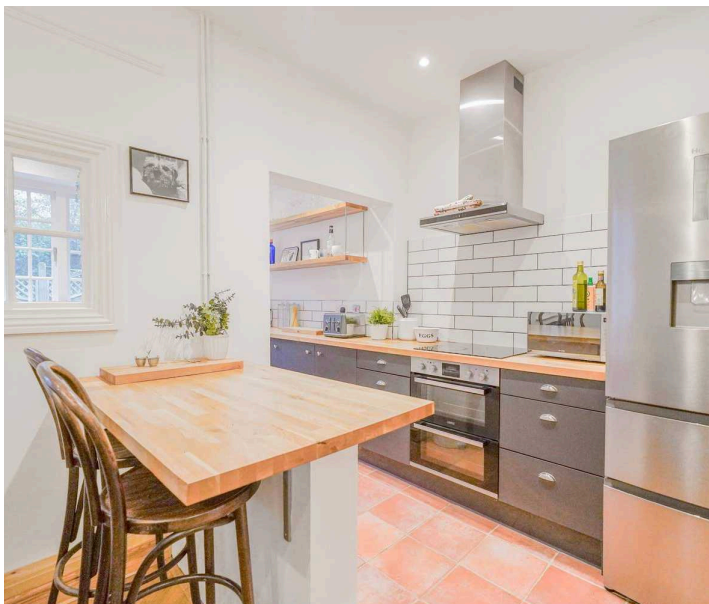
With a plethora of period features throughout, including original fireplaces and intricate cornices, this property exudes character and charm at every turn. Conveniently located just a short walk from Dorridge Village and the train station, this home provides easy access to local amenities and excellent transportation links. Don't miss this rare opportunity to own a piece of history in one of Dorridge's most sought-after locations.

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: B

Tenure: Freehold





- Two Bedroom Edwardian Terrace Cottage
- Extended Modern Kitchen/Diner
- Well Proportioned Lounge With Bay Window
- Two Double Bedrooms And A Further Versatile Attic Room
- Well Appointed Modern Bathroom
- A Short Walk From Dorridge Village & Station
- Plethora Of Period Features Throughout
- Large Garden & Parking To The Front & Rear Courtyard Garden

HALL

LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m)

KITCHEN/DINER

DINING AREA

10' 11" x 10' 1" (3.33m x 3.07m)

KITCHEN

14' 10" x 14' 6" (4.52m x 4.42m)

FIRST FLOOR

BEDROOM ONE

12' 10" x 12' 1" (3.91m x 3.68m)

BEDROOM TWO

10' 11" x 9' 3" (3.33m x 2.82m)

BATHROOM

SECOND FLOOR

ATTIC ROOM

11' 7" x 10' 11" (3.53m x 3.33m)

TOTAL SQUARE FOOTAGE

103.5 sq.m (1114 sq.ft) approx.



OUTSIDE THE PROPERTY

LARGE GARDEN TO FRONT

TWO ALLOCATED PARKING SPACES TO THE FRONT

COURTYARD GARDEN TO THE REAR

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer, garden shed, all carpets, curtains, blinds and light fittings, bed in bedroom two, chest of drawers in bedroom one and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - mains electric and water. Broadband - cable.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

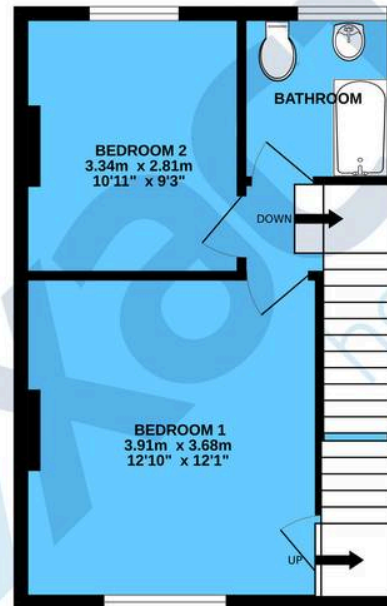
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



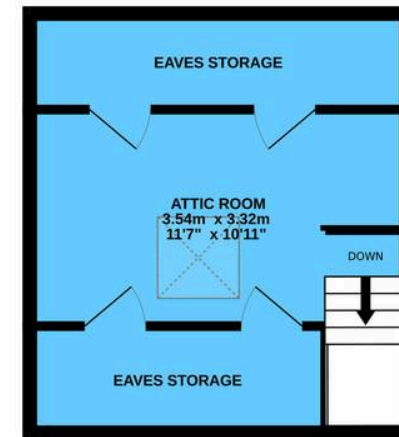
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 103.5 sq.m. (1114 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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