



Hanbury Road, Dorridge

Guide Price £575,000





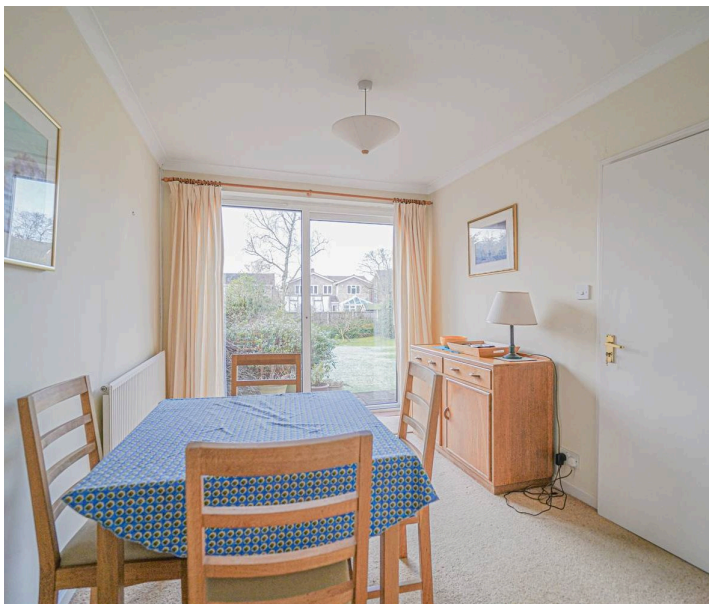
PROPERTY OVERVIEW

Located in the highly sought-after area of Dorridge, this three-bedroom semi-detached property offers a wonderful opportunity for those seeking a family home. Situated on a popular road, this property is conveniently located within easy walking distance to Dorridge Village, the train station, and all local schools, making it an ideal location for families.

Upon approaching the property, you will find it set behind a driveway, providing ample parking space, and leading to a separate garage. The exterior exudes kerb appeal and sets the tone for what awaits within.

Stepping inside, you are greeted by two reception rooms, with a living room to the front elevation, and a dining room and breakfast kitchen to the rear. The layout of the property offers a comfortable flow between the living spaces, perfect for both relaxing and entertaining.

Heading upstairs, you will find three well-proportioned bedrooms, providing ample space for the family. Completing the first floor is a family bathroom, offering convenience and functionality for every-day living.

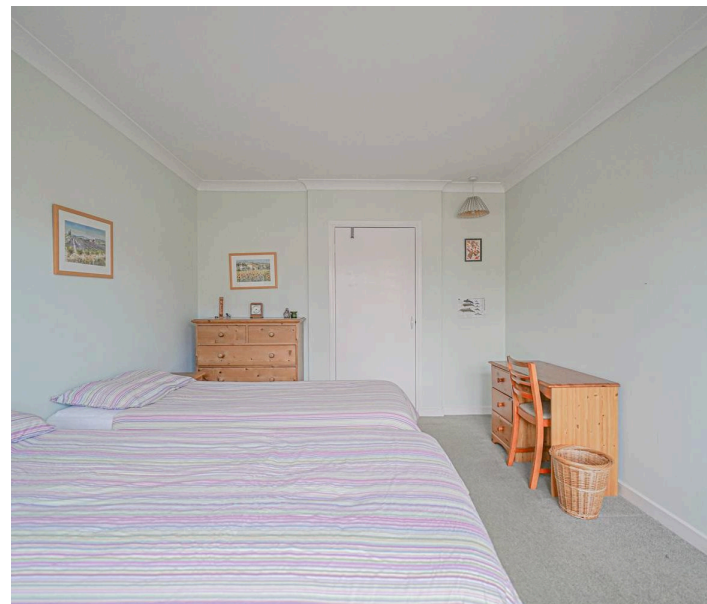




For those with a vision for customisation, this property presents outstanding scope for extension and improvement, subject to the necessary planning permissions. This offers the potential to truly make this property your own and create a space tailored to your needs and desires.

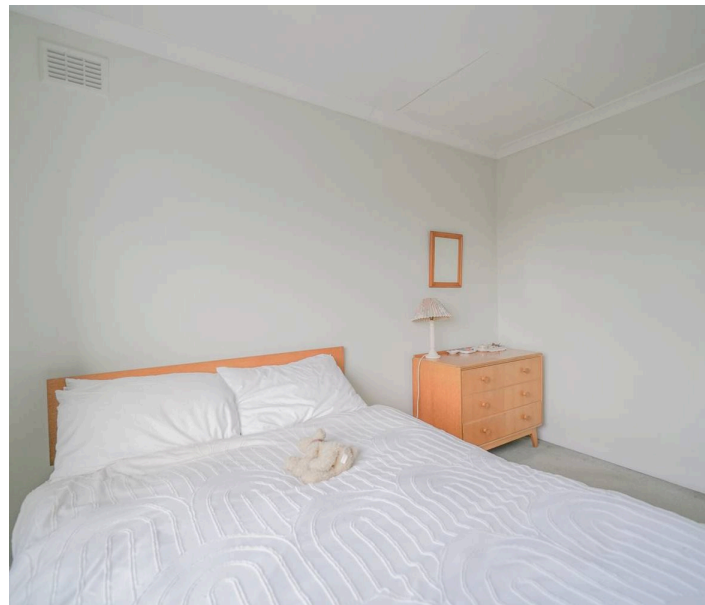
To the rear of the property, a good-sized south westerly facing garden awaits, mainly laid with lawn. This outdoor space provides the perfect setting for outdoor enjoyment, whether it be for relaxing in the sun, outdoor dining, or creating a beautiful garden retreat.

In conclusion, this property offers a fantastic opportunity to purchase a family home in a desirable location, with the potential for customisation and enhancement to create a truly unique living space. With its prime location, spacious interior, and scope for improvement, this property is sure to appeal to those looking for a home in Dorridge. Viewing is highly recommended to fully appreciate the potential this property has to offer.





- No Upward Chain
- Located Within Easy Walking Distance To Dorridge Village, Station And All Local Schools
- Three Bedroom Semi Detached Located On A Highly Sought After Road Of Dorridge
- Set Behind Driveway Providing Ample Parking And Leading To Separate Garage
- Two Reception Rooms Including Living Room To The Front Elevation, Dining Room And Breakfast Kitchen To The Rear
- Three Bedrooms To The First Floor With Family Bathroom
- Outstanding Scope For Extension And Improvement Subject To The Necessary Planning Permissions
- Good Sized South Westerly Facing Rear Garden Which Is Mainly Laid With Lawn





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



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

11' 6" x 11' 0" (3.50m x 3.35m)

DINING ROOM

12' 6" x 8' 10" (3.80m x 2.70m)

LIVING ROOM

13' 0" x 10' 6" (3.95m x 3.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 10" x 10' 8" (3.90m x 3.25m)

BEDROOM TWO

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

BEDROOM THREE

11' 0" x 8' 10" (3.35m x 2.70m)

BATHROOM

6' 9" x 6' 3" (2.05m x 1.90m)

OUTSIDE THE PROPERTY

GARAGE

16' 5" x 8' 2" (5.00m x 2.50m)

TOTAL SQUARE FOOTAGE

106.3 sq.m (1144 sq.ft) approx.

DRIVEWAY PARKING

SOUTH WESTERLY FACING GARDEN



ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, extractor, microwave, Neff fridge/freezer, Bosch dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

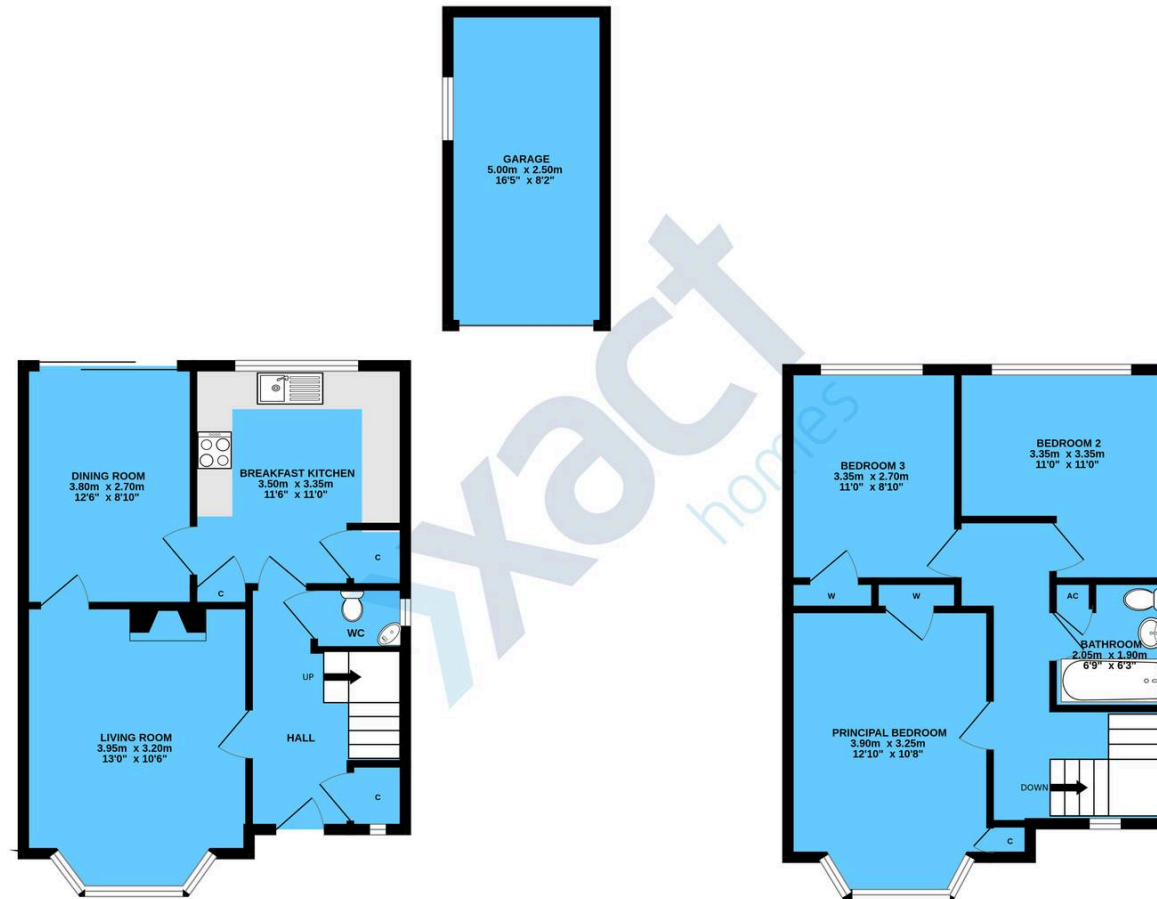
Services - direct mains water, sewers and electricity.
Broadband - Cable. Loft - partially boarded.

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



TOTAL FLOOR AREA : 106.3 sq.m. (1144 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.
Made with Metropix v2025

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

