



Glendon Way, Dorridge

Guide Price £750,000





PROPERTY OVERVIEW

This executive four double bedroom detached property is situated on a corner plot, in a quiet and sought-after location. The property boasts a tarmac driveway leading to a detached double garage, providing ample parking for multiple vehicles. Upon entering, you are greeted by an impressive entrance hallway leading to three versatile reception rooms, currently utilised as a living room, dining room, and study, ideal for modern-day living and entertaining. In addition, the open plan breakfast kitchen affords a range of modern base wall and drawer units, fitted appliances and also leads to a useful utility.

Upstairs, the property features four double bedrooms and two bathrooms, with the principal bedroom showcasing a charming feature window, dressing area with fitted wardrobes, and a spacious en-suite. The three remaining bedrooms are serviced by the recently updated family bathroom, offering comfort and convenience for the whole family. The property also benefits from a landscaped and private westerly facing rear garden, perfect for outdoor relaxation and al fresco dining.



Furthermore, this exceptional residence is conveniently located within Arden Academy's catchment area and just a short stroll away from Dorridge Village and Dorridge Train Station, providing easy access to nearby amenities and excellent transport links. With its generous living spaces, modern amenities, and prime location, this property presents a rare opportunity to own a luxurious family home in a prestigious setting. Viewing is highly recommended to fully appreciate the charm and elegance of this remarkable 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





- Executive Four Bedroom Double Bedroom Detached Property Located On A Corner Plot
- Tarmacadam Driveway And Double Garage Providing Ample Parking
- Three Versatile Reception Rooms Accessed Off Entrance Hallway Currently Used As A Living Room, Dining Room And Study
- Four Double Bedrooms And Two Bathrooms, Principal Bedroom With Feature Window, Dressing Area With Fitted Wardrobes And Large Ensuite
- Three Remaining Bedrooms Serviced Via The Recently Updated Family Bathroom
- Landscaped And Private Westerly Facing Rear Garden
- Located Within Arden Academy's Catchment Area
- Within Walking Distance To Dorridge Village And Dorridge Train Station

HALLWAY

WC

8' 5" x 3' 6" (2.57m x 1.07m)

LOUNGE

19' 8" x 11' 10" (5.99m x 3.61m)

DINING ROOM

12' 6" x 9' 10" (3.81m x 3.00m)

STUDY

8' 6" x 8' 6" (2.59m x 2.59m)

KITCHEN AREA

12' 10" x 9' 10" (3.91m x 3.00m)

DINING AREA

9' 10" x 9' 3" (3.00m x 2.82m)

UTILITY



FIRST FLOOR

PRINCIPAL BEDROOM

12' 10" x 11' 11" (3.91m x 3.63m)

ENSUITE

8' 10" x 6' 7" (2.69m x 2.01m)

BEDROOM TWO

13' 0" x 9' 3" (3.96m x 2.82m)

BEDROOM THREE

10' 2" x 10' 0" (3.10m x 3.05m)

BEDROOM FOUR

11' 11" x 9' 11" (3.63m x 3.02m)

BATHROOM

OUTSIDE THE PROPERTY

DOUBLE GARAGE

17' 10" x 16' 9" (5.44m x 5.11m)

TOTAL SQUARE FOOTAGE

168.7 sq.m (1816 sq.ft) approx.

GARDEN



ITEMS INCLUDED IN THE SALE

Hotpoint integrated oven, De Dietrich integrated induction hob, De Dietrich extractor, Kenwood fridge/freezer, Hotpoint dishwasher, all carpets, curtains and blinds, some light fittings, underfloor heating, two garden sheds, electric garage door and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Virgin - fibre optic. Loft space - boarded with ladder and lighting.

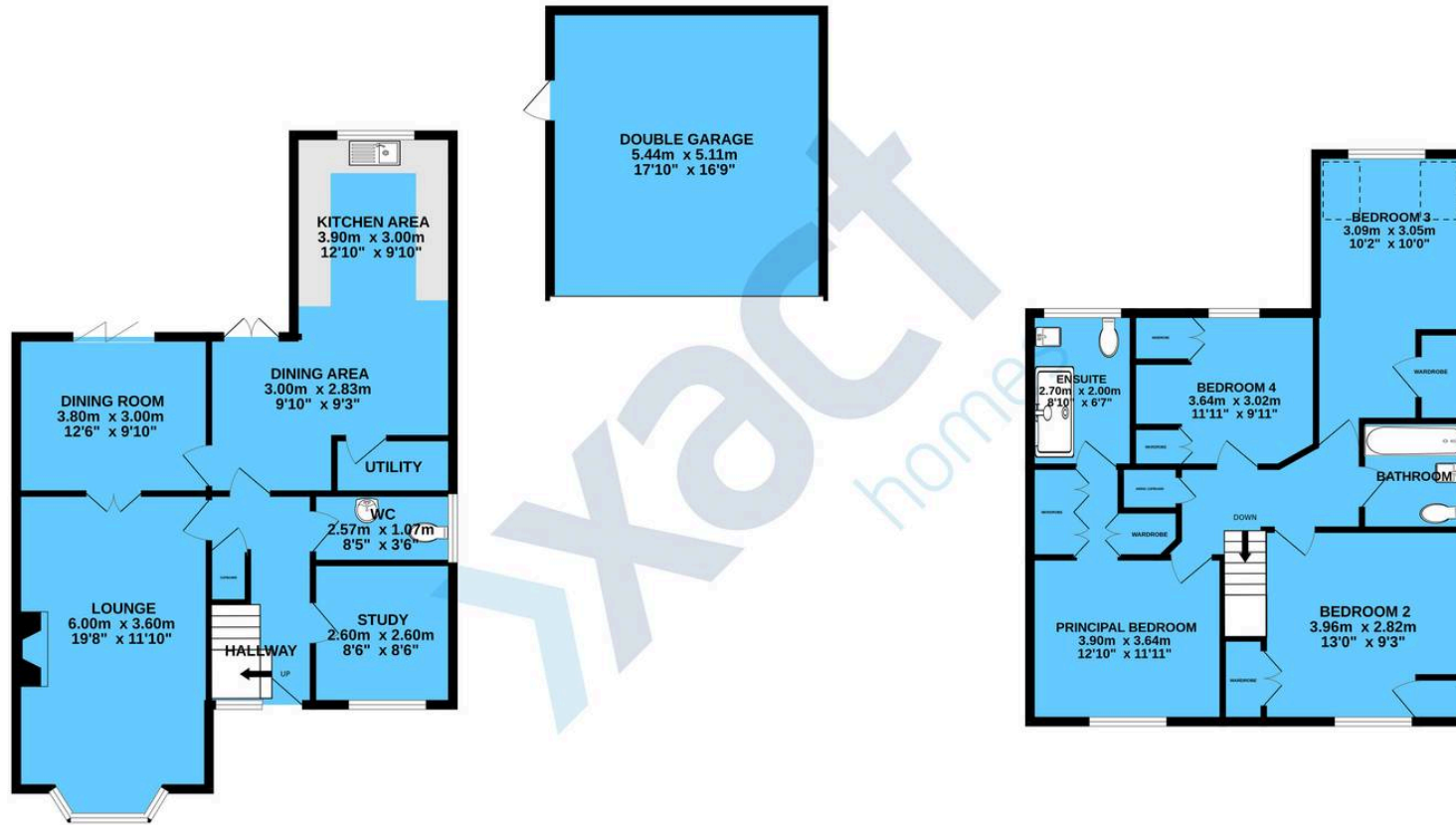
MONEY LAUNDERING REGULATIONS

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 : 168.7 sq.m. (1816 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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