



**Brightwell Crescent, Dorridge**

Offers Over £1,000,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Situated in the highly sought-after area, this significantly extended four-bedroom detached house is a testament to luxurious living. Nestled on a corner plot in a tranquil cul-de-sac, this property offers a perfect blend of space, style, and convenience. Upon arrival, the expansive block-paved driveway, complemented by a double garage, provides ample space for parking, setting the tone for what's to come. Stepping through the large entrance porch, you are greeted by a welcoming hallway leading to two generously sized reception rooms at the front of the house, ideal for entertaining family and friends. The heart of the home lies at the rear, where an expansive kitchen/diner & family room awaits. Featuring a striking feature island, two lantern skylights, and direct access to the garden, this space is a hub for every-day living. A well-equipped utility room stands ready to cater to all your practical needs. Upstairs, the property boasts four large bedrooms supported by two modern bathrooms, one of which is an en-suite to the principal bedroom. The principal bedroom further impresses with an impeccably designed en-suite bathroom and a sizeable walk-in wardrobe. Outside, a south-facing landscaped garden provides a peaceful retreat, complete with a full-width patio for outdoor dining and relaxation.



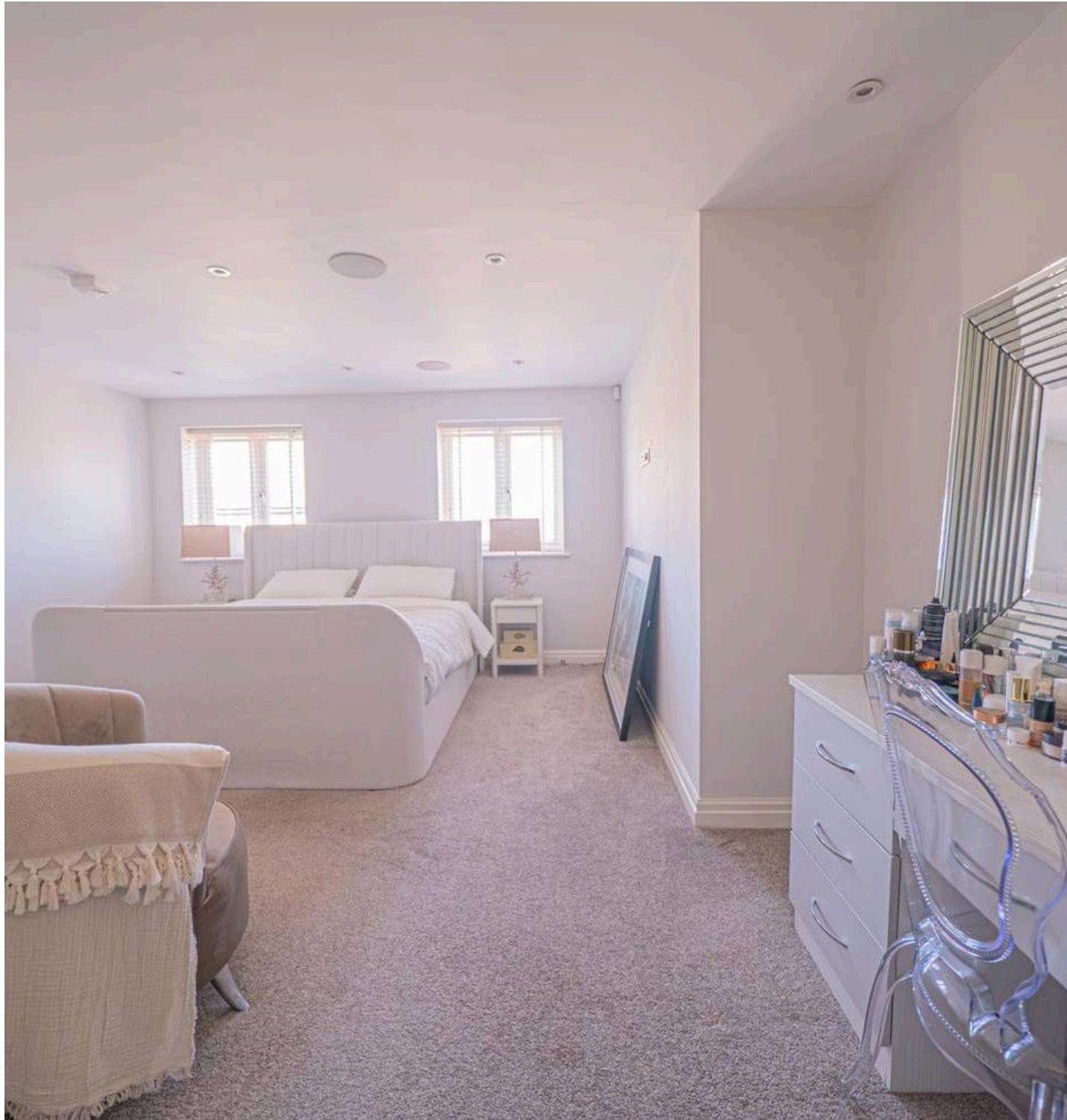
Conveniently offered to the market with no upward chain, this residence is ideally located within walking distance of Dorridge Train Station and all the amenities the charming village of Dorridge has to offer. Furthermore, being situated in the prestigious Arden Academy catchment area adds an extra layer of appeal for families seeking top-quality education for their children. In summary, this property is a rare find, combining modern comforts with a prime location, making it a dream home for those looking to elevate their lifestyle. Contact us today to arrange a viewing and secure your piece of luxury living.

#### 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



- Offered To The Market with The Benefit Of No Upward Chain
- Significantly Extended Four Bedroom Detached House Located On A Corner Plot Set In A Quiet Cul-De-Sac In A Prime Location
- To The Front Of The Property Is A Expansive Block Paved Driveway Which Is Supported By A Double Garage
- Through The Large Entrance Porch Is The Main Hallway Which Benefits From A Guest WC And Leads To Two Large Receptions Rooms At The Front Of The Property
- To The Rear Of The Property Is A Expansive Kitchen/Diner & Family Room With Feature Island, Two Lantern Sky Lights And Doors Onto The Garden The Kitchen Is Serviced By A Useful Utility Room
- Upstairs The Property Has Four Large Bedrooms Which Are Supported By Two Modern Bathrooms One Of Which Is En-Suite To The Principal Bedroom
- The Principal Bedroom Boasts A Well Appointed En-Suite Bathroom And A Generous Walk In Wardrobe
- To The Rear Of The Property Is A South Facing Landscaped Garden Benefiting From A Full Width Patio
- Located Walking Distance To Dorridge Train Station And All Of Dorridge Villages Amenities
- Set In The Prestigious Arden Academy Catchment Area



**ENTRANCE PORCH**

**HALLWAY**

**WC**

**LOUNGE**

17' 3" x 14' 7" (5.26m x 4.45m)

**DINING ROOM**

12' 3" x 10' 11" (3.73m x 3.33m)

**KITCHEN/DINER & FAMILY ROOM**

31' 8" x 18' 2" (9.65m x 5.54m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

17' 6" x 12' 11" (5.33m x 3.94m)

**WALK IN WARDROBE**

14' 10" x 8' 6" (4.52m x 2.59m)

**ENSUITE**

11' 4" x 7' 3" (3.45m x 2.21m)

**BEDROOM TWO**

12' 0" x 11' 7" (3.66m x 3.53m)

**BEDROOM THREE**

12' 7" x 11' 9" (3.84m x 3.58m)

**BEDROOM FOUR**

11' 3" x 8' 2" (3.43m x 2.49m)

**BATHROOM**

8' 11" x 5' 9" (2.72m x 1.75m)

**TOTAL SQUARE FOOTAGE**

151.0 sq.m (1625 sq.ft) approx.



## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

### LANDSCAPED GARDEN WITH FULL WIDTH PATIO

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge, freezer, underfloor heating, electric garage door and fitted wardrobes in two bedrooms.

### ADDITIONAL INFORMATION

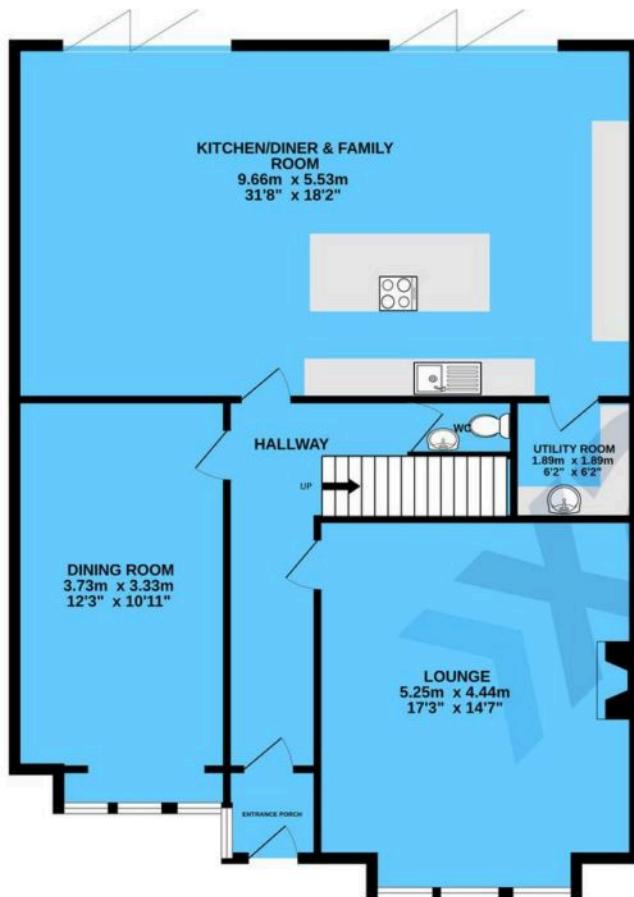
Services - mains water, gas, electricity and sewers.  
Broadband - FTTC (fibre to the cabinet).

### INFORMATION FOR POTENTIAL BUYERS

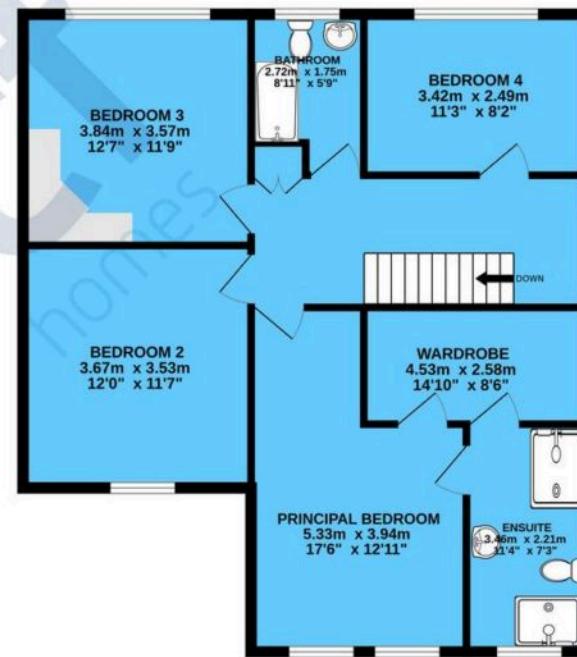
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 151.0 sq.m. (1625 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 guidance 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**

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