



Hanbury Road, Dorridge

Guide Price £695,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Located in a sought-after road, this exquisite three-bedroom detached house presents a unique opportunity for those seeking a modern and convenient living space. Boasting NO UPWARD CHAIN status, this property has been meticulously refurbished to the highest standards, offering a fresh and contemporary aesthetic throughout.

The principal bedroom benefits from a modern en-suite bathroom with a large 'walk in' shower, while the further two double bedrooms are supported by a large family bathroom which features both a large shower and separate bath.

Situated just a short walk away from all local amenities and schools, this property offers the utmost convenience and connectivity to daily essentials and educational facilities, making it an ideal choice for families with children or professionals looking for a close proximity to Dorridge Train Station.

In conclusion, this three-bedroom detached house represents a rare opportunity to acquire a fully refurbished property with no upward chain in a desirable location.





## 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: D

Tenure: Freehold

- NO UPWARD CHAIN
- Three Bedroom Detached
- Fully Refurbished
- Short Walk From All Local Amenities & Schools
- Open Plan Kitchen
- Separate Lounge
- Principal Bedroom With Ensuite
- Easterly Facing Rear Garden

**HALL**

10' 6" x 7' 9" (3.20m x 2.36m)

**WC & UTILITY SPACE**

7' 3" x 6' 2" (2.21m x 1.88m)

**LOUNGE**

10' 0" x 9' 10" (3.05m x 3.00m)

**KITCHEN**

25' 5" x 21' 2" (7.75m x 6.45m)

**LEAN TO**

18' 4" x 5' 11" (5.60m x 1.80m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

14' 7" x 10' 11" (4.45m x 3.33m)

**ENSUITE**

5' 8" x 3' 10" (1.73m x 1.17m)

**BEDROOM TWO**

10' 2" x 9' 10" (3.09m x 3.00m)

**BEDROOM THREE**

11' 10" x 7' 5" (3.60m x 2.25m)

**BATHROOM**

9' 1" x 8' 4" (2.77m x 2.54m)

**TOTAL SQUARE FOOTAGE**

115 sq.m (1238 sq.ft) approx.

**OUTSIDE THE PROPERTY****GARAGE/STORE**

15' 9" x 7' 7" (4.80m x 2.30m)

**EAST FACING REAR GARDEN**

With large full width patio



#### ITEMS INCLUDED IN THE SALE

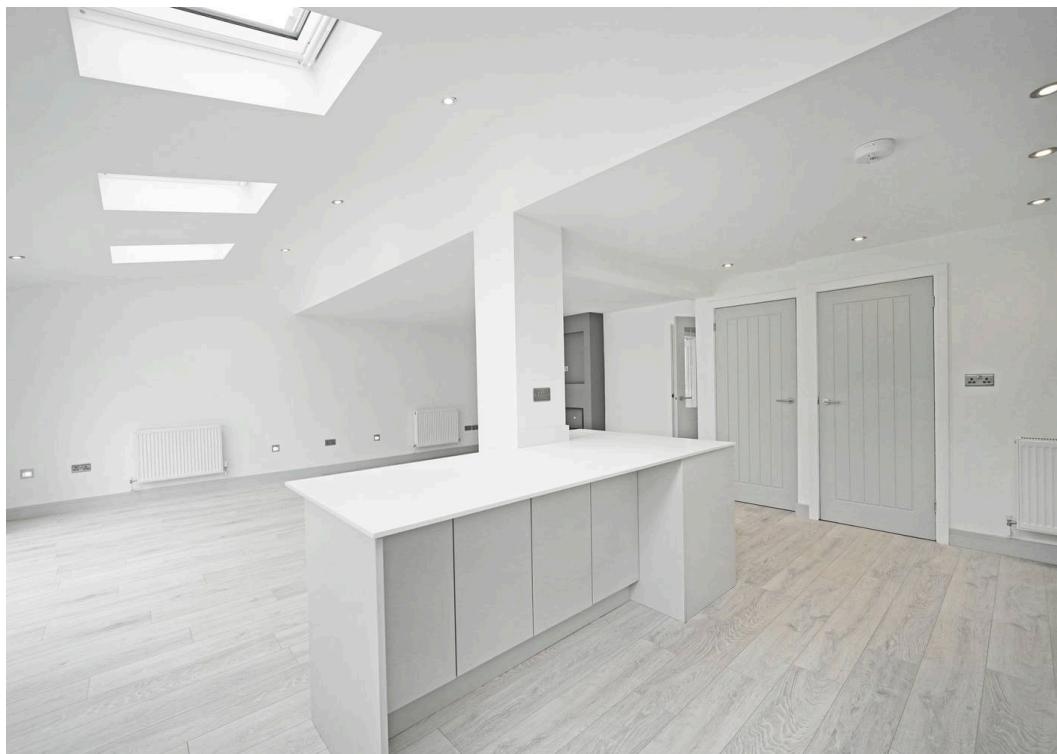
Bosch integrated oven, Bosch integrated hob, extractor, Hotpoint fridge, Hotpoint freezer, Hotpoint dishwasher and all carpets and light fittings.

#### ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers.

#### INFORMATION FOR POTENTIAL BUYERS

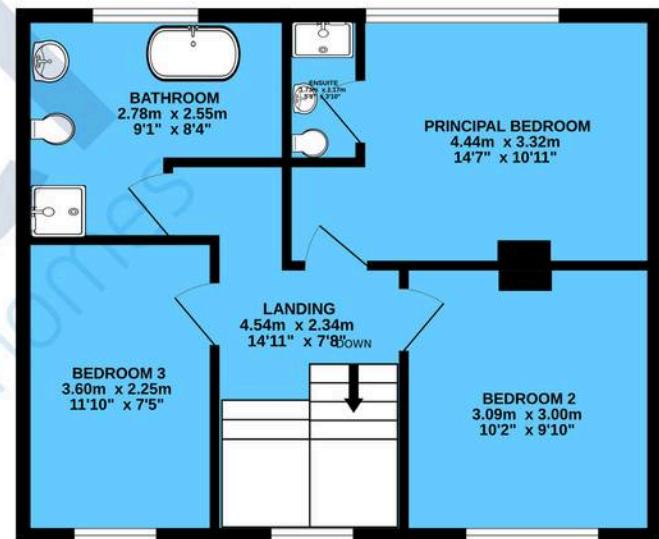
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 115.0 sq.m. (1238 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**

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