



Earlswood Road, Dorridge

In Excess of £550,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Offered to the market with the benefit of no upward chain, this attractive detached property is ideally positioned adjacent to Dorridge Park and within easy walking distance of Dorridge Station, as well as the full range of amenities that Dorridge Village has to offer. The property has significant scope for extension, subject to the necessary planning permissions. This detached home was originally a three bedroom configuration, however, bedroom three has been converted into a large ensuite, providing a further shower room to serve the principal bedroom.

Set behind a neat front lawn and tarmac driveway, supported by a single garage (providing ample parking and storage), the property is accessed via an entrance hallway with guest cloakroom that leads into a spacious lounge located at the front of the property. To the rear, you will find a separate dining room that opens through to a bright conservatory, creating an inviting space for both relaxing and entertaining. The fully fitted breakfast kitchen is complemented by a large utility room, which provides direct access to the integral single garage, offering convenience and generous additional storage options.

Upstairs, the property boasts two large double bedrooms, each thoughtfully designed for comfort and versatility. The principal bedroom benefits from a well-appointed en-suite shower room, while the second bedroom is served by a further modern bathroom, ensuring privacy and practicality for residents and guests alike.



To the rear of the property is a good sized landscaped and private rear garden with the benefit of a full width paved patio.

The property is situated within the prestigious Arden Academy catchment area, making it an excellent choice for families seeking access to highly regarded local schooling.

This two double bedroom, two bathroom home combines a flexible internal layout within a prime location, all offered with no upward chain for a straightforward purchase process. Early viewing is highly recommended to appreciate the quality and superb position of this desirable Dorridge residence.

#### 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



- Offered to the Market with the Benefit of No Upward Chain
- Located Adjacent to Dorridge Park & Walking Distance to Dorridge Station & all of the Amenities Dorridge Village has to Offer
- Two Double Bedroom, Two Bathroom Detached House Located within Easy Walking Distance to Dorridge Village
- Significant Scope for Extension (STPP)
- Set Behind a Front Lawn & Tarmac Driveway which is supported by a Single Garage
- The Property is Accessed via the Entrance Hallway & includes a Large Lounge to the Front & a Dining Room which leads through to a Conservatory at the Rear
- At the Rear of the Property is the Fully Fitted Breakfast Kitchen and a Large Utility Room which Provides Direct Access to the Integral Single Garage
- Upstairs, the Property Boasts Two Large Bedrooms which are Serviced by Two Well-Appointed Bathrooms, one of which is En-Suite to the Principal Bedroom
- Good Sized Landscaped Garden with Full Width Patio
- Situated in the Prestigious Arden Academy Catchment Area



## ENTRANCE HALLWAY

### WC

### LOUNGE

18' 6" x 14' 5" (5.64m x 4.40m)

### DINING ROOM

10' 1" x 8' 8" (3.08m x 2.65m)

### CONSERVATORY

8' 8" x 7' 7" (2.63m x 2.32m)

### BREAKFAST KITCHEN

11' 3" x 9' 1" (3.44m x 2.77m)

### UTILITY ROOM

10' 9" x 7' 11" (3.27m x 2.41m)

### INTEGRAL GARAGE

15' 3" x 7' 8" (4.64m x 2.34m)

### FIRST FLOOR

#### PRINCIPAL BEDROOM

12' 5" x 12' 4" (3.79m x 3.77m)

#### ENSUITE

7' 10" x 6' 0" (2.40m x 1.83m)

#### BEDROOM TWO

10' 10" x 9' 7" (3.31m x 2.93m)

#### BATHROOM

6' 11" x 6' 2" (2.10m x 1.89m)

#### TOTAL SQUARE FOOTAGE

125.0 sq.m (1341 sq.ft) approx.

### OUTSIDE THE PROPERTY

#### DRIVEWAY PARKING FOR MULTIPLE VEHICLES

#### LANDSCAPED GARDEN

#### FULL WIDTH PAVED PATIO



#### ITEMS INCLUDED IN THE SALE

Sold as seen

#### ADDITIONAL INFORMATION

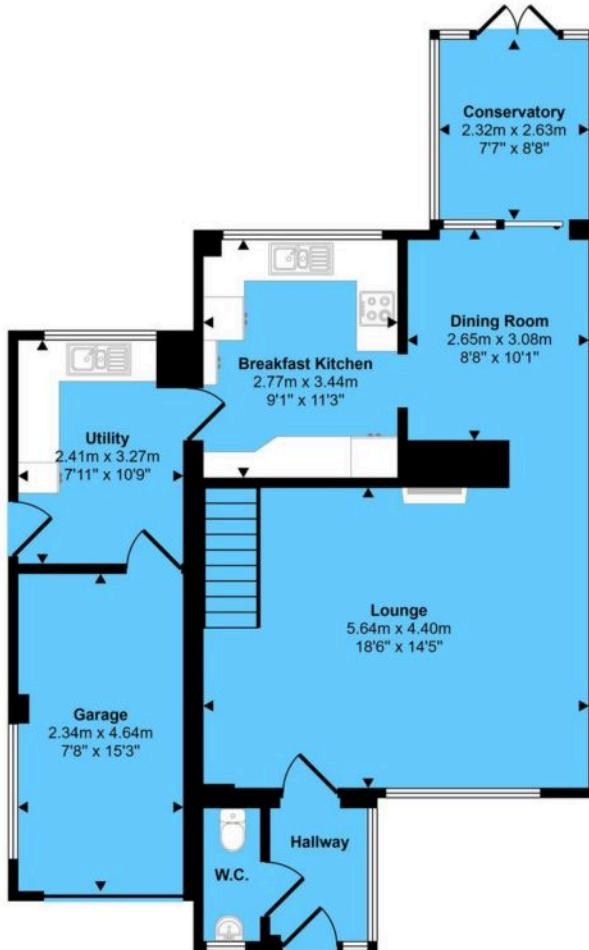
Services – direct mains water (with water meter), sewers, electricity and gas.

#### INFORMATION FOR POTENTIAL BUYERS

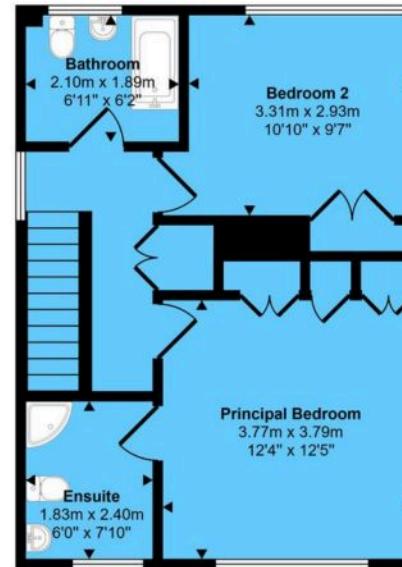
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area  
125 sq m / 1341 sq ft



Ground Floor  
Approx 79 sq m / 852 sq ft



First Floor  
Approx 45 sq m / 489 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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