



Earlswood Road, Dorridge

Guide Price £595,000





PROPERTY OVERVIEW

This four bedroom detached property is offered to the market with no upward chain and represents an outstanding opportunity for those seeking to create a substantial family home in a highly regarded location. Situated within walking distance of Dorridge Park, the station, and all local schools, the property is ideally positioned for both convenience and lifestyle. Set behind a tarmac drive and front lawn, the house benefits from a single garage and a covered carport, providing ample parking and storage options.

The ground floor accommodation comprises a welcoming entrance hallway, a spacious living room, a separate dining room, ideal for both family meals and entertaining, a guest cloakroom for added convenience, and a kitchen that offers excellent potential for modernisation or extension (subject to planning permission).

Upstairs, there are four well-proportioned bedrooms, each offering comfortable accommodation for family members or guests, along with a family bathroom that could easily be updated to suit contemporary tastes.

The property boasts excellent potential to extend or modernise throughout, allowing the new owners the opportunity to create a bespoke living environment tailored to their needs and preferences.





With its prime location, generous plot, and flexible layout, this home provides the perfect canvas for those looking to invest in a property with significant scope for enhancement. Whether you are a growing family seeking proximity to amenities and reputable schools or an investor looking for a project in a sought-after area, this property promises both immediate comfort and long-term value.

Early viewing is highly recommended to fully appreciate the existing accommodation on offer and the possibilities it presents for future development. This is a rare chance to secure a family home in an outstanding location, with the added benefit of no upward chain to facilitate a smooth and swift purchase process.

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 No Upward Chain
- Four Bedroom Detached Property With Outstanding Potential To Extend / Modernise
- Walking Distance To Dorridge Park, Station And All Local Schools
- Set Behind A Tarmacadam Drive And Front Lawn
- Single Garage And Carport
- Living Room, Dining Room, Guest Cloaks & Kitchen To Ground Floor
- Four Bedrooms And Family Bathroom To First Floor
- Excellent Rear Garden Mainly Laid With Lawn
- Fantastic Opportunity To Create A Substantial Family Home Set Within An Outstanding Location



ENTRANCE HALLWAY

WC

LIVING ROOM

19' 11" x 12' 1" (6.08m x 3.68m)

KITCHEN

9' 11" x 9' 3" (3.02m x 2.81m)

DINING ROOM

9' 6" x 9' 5" (2.89m x 2.86m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 2" x 10' 9" (3.71m x 3.27m)

BEDROOM TWO

12' 1" x 8' 10" (3.68m x 2.69m)

BEDROOM THREE

10' 11" x 9' 6" (3.34m x 2.89m)

BEDROOM FOUR

8' 8" x 7' 10" (2.63m x 2.40m)

BATHROOM

6' 4" x 5' 5" (1.93m x 1.64m)

TOTAL SQUARE FOOTAGE

115.0 sq.m (1239 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

15' 3" x 7' 5" (4.64m x 2.27m)

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge, washing machine, tumble dryer, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

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

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.

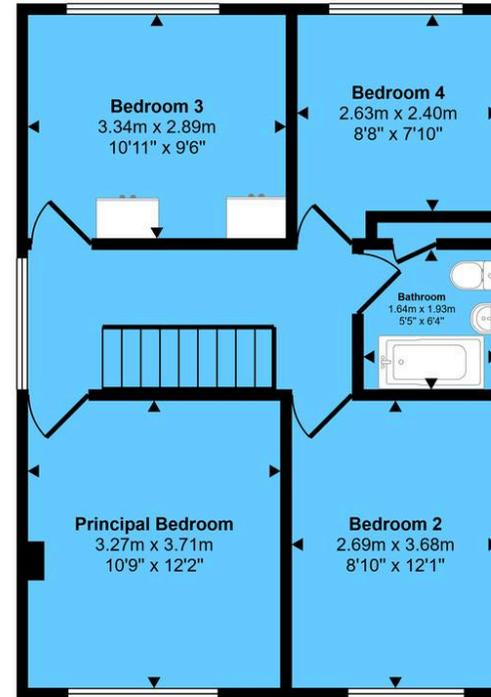
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
115 sq m / 1239 sq ft



Ground Floor
Approx 62 sq m / 668 sq ft



First Floor
Approx 53 sq m / 571 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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