



16 BRAMSHALL DRIVE, DORRIDGE, B93 8TG
ASKING PRICE OF £574,950



»X Significantly Extended Detached

»X Quiet Cul-De-Sac Of Knowle

»X Living Room / Orangery

»X Family Room / Study

»X Four Good Sized Bedrooms

»X Arden Academy Catchment Area

»X Garage & Driveway

»X South Facing Rear Garden

»X Master With Ensuite

PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Dorridge and having been significantly extended to include a large open plan living and dining room, this four bedroom detached property benefits from a south facing rear garden and is also located within the catchment area for all local schools. Briefly the property affords:- entrance hallway, guest cloakroom, family room / study, extended open plan living room / dining / orangery and kitchen. To the first floor are four bedrooms, (master with ensuite) and family bathroom. Outside the property benefits from a single garage and side access leading to a south facing and private rear garden. The present owners currently have a quotation to replace / upgrade the existing bathroom and are willing to undertake this work as part of the sale or discuss such cost in relation to the purchase price.

PROPERTY LOCATION

Situated in a sought after road of Dorridge, the property is conveniently located for all local amenities (including the newly built Sainsbury's supermarket) and is situated a short distance from Dorridge Station which provides main line links in to Birmingham Snow Hill and London Marylebone. In addition, the property is located some three miles in distance from Junction 4 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M40. The excellent shopping facilities of Solihull are also located close by (approx four miles) containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

COUNCIL TAX

Band F

TENURE

Freehold

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

Virgin Fibre optic

LOFT SPACE

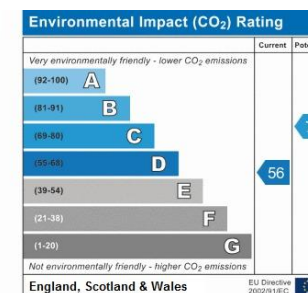
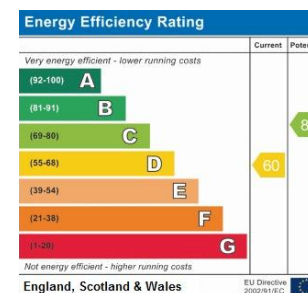
Part boarded and lighting

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, carpets, curtains and lights



ON THE FIRST FLOOR

PORCH

HALLWAY

LIVING ROOM / ORANGERY

15' 0" x 10' 3" (4.56m x 3.11m)

PLAYROOM / STUDY

10' 9" x 9' 7" (3.27m x 2.92m)

KITCHEN

11' 11" x 9' 7" (3.64m x 2.91m)

UTILITY

6' 8" x 6' 5" (2.04m x 1.98m)

GUEST CLOAKROOM

BEDROOM ONE

14' 4" x 12' 8" (4.37m x 3.85m)

ENSUITE

BEDROOM TWO

13' 10" x 8' 11" (4.22m x 2.73m)

BEDROOM THREE

11' 1" x 8' 11" (3.38m x 2.73m)

BEDROOM FOUR

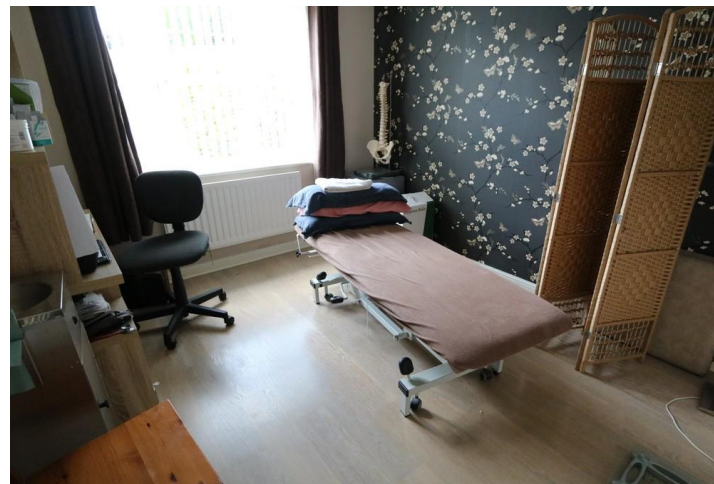
9' 3" x 8' 9" (2.83m x 2.69m)

BATHROOM

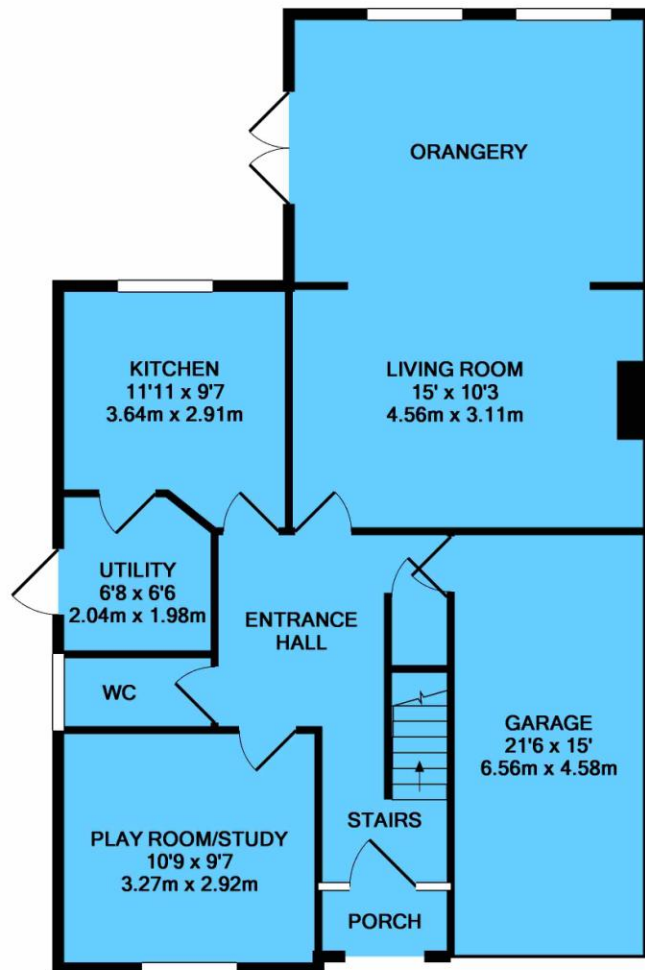
GARAGE

21' 6" x 15' 0" (6.56m x 4.58m)

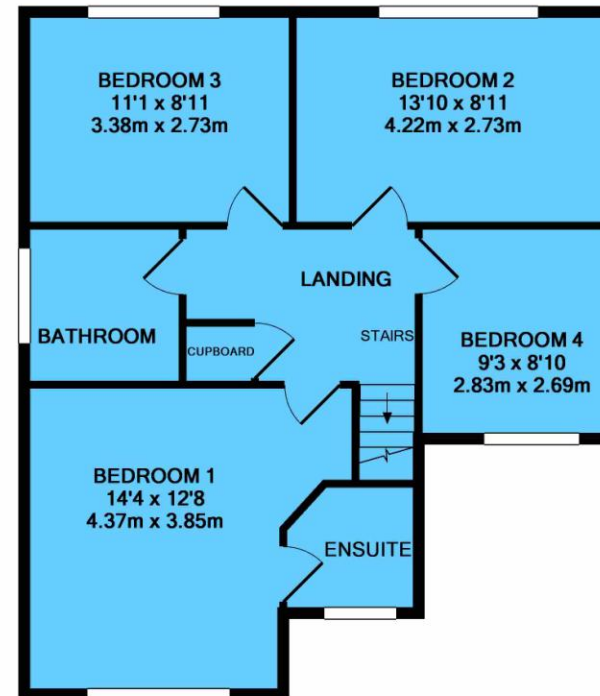
REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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