



44 CHADWORTH AVENUE, DORRIDGE, B93 8SX
ASKING PRICE OF £574,950



»X No Upward Chain

»X Extended Four Bedroom Detached

»X Separate Annexe with Bathroom

»X Three Reception Rooms

»X Breakfast Kitchen & Utility Room

»X Ensuite to Master Bedroom

»X Open Views to the Front

»X South Facing Rear Garden

»X Garage & Off Road Parking

PROPERTY OVERVIEW

Located on a large corner plot and benefitting from being offered to the market with no upward chain, this is a rare opportunity to purchase significantly extended four bedroom detached property benefitting from its own granny annexe / teenage suite. The property is ideally situated for access into Dorridge village and Solihull town centre and affords open views to the front and a south facing private rear garden. Offering extremely versatile accommodation the property briefly affords: - entrance hallway, guest cloakroom, dining room, living room, family room, breakfast kitchen, utility, garage and stairs leading to a granny / teenage annexe with bedroom, bathroom and its own access to the side of the property. Outside the property benefits from a wide frontage with tarmacadam driveway providing ample parking for multiple vehicles and to the rear is a landscaped and private south facing rear garden.

PROPERTY LOCATION

Situated in a sought after road of Dorridge, the property is conveniently located for all local amenities (including 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

BROADBAND

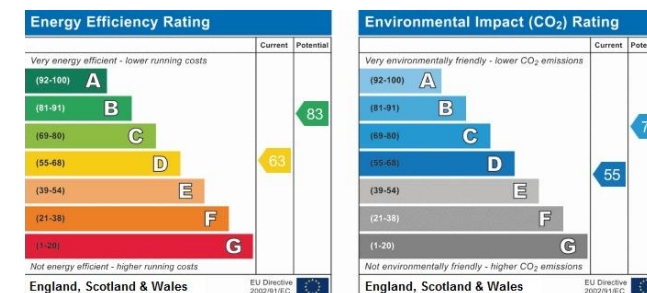
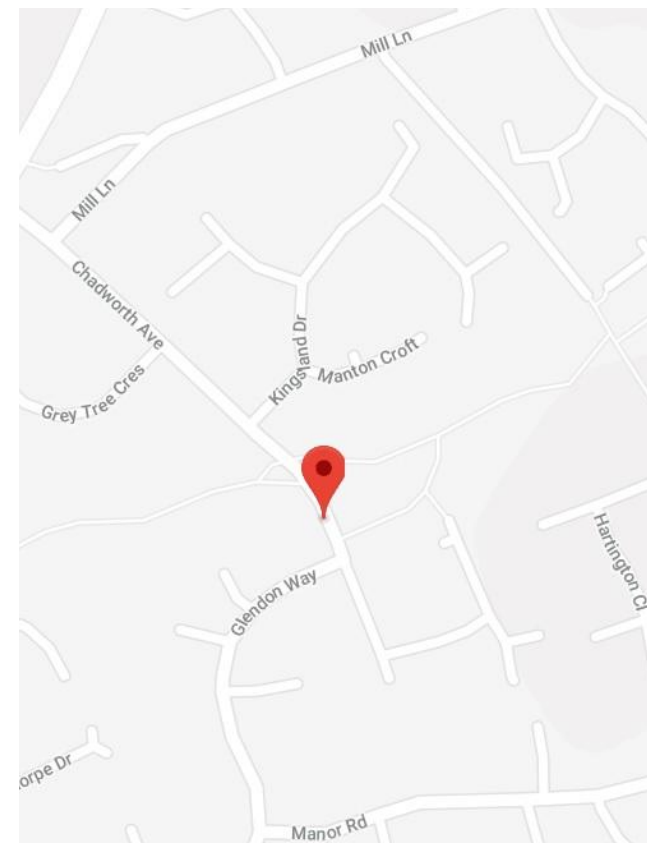
Talk Talk

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Carpets, curtains and light fittings



HALLWAY

LIVING ROOM

14' 7" x 12' 2" (max) (4.45m x 3.7m)

FAMILY ROOM

9' 4" x 8' (2.85m x 2.45m)

BREAKFAST KITCHEN

16' 5" (max) x 11' 6" (max) (5m x 3.51m)

UTILITY ROOM

7' 7" x 5' 11" (2.3m x 1.8m)

GUEST CLOAKROOM

DINING ROOM

14' 7" x 8' 10" (4.45m x 2.7m)

FIRST FLOOR LANDING

BEDROOM ONE

14' 3" x 8' 10" (4.35m x 2.7m)

ENSUITE

8' 10" x 6' 1" (2.7m x 1.85m)

BEDROOM TWO

13' 3" x 8' 8" (4.05m x 2.65m)

BEDROOM THREE

10' 10" x 8' 2" (3.3m x 2.5m)

BEDROOM FOUR

8' 10" x 6' 7" (2.7m x 2m)

BATHROOM

7' 0" x 6' 0" (2.15m x 1.85m)

OUTSIDE THE PROPERTY

GRANNY ANNEXE/TEENAGE SUITE

BEDROOM

10' 1" x 7' 7" (3.08m x 2.3m)

BATHROOM

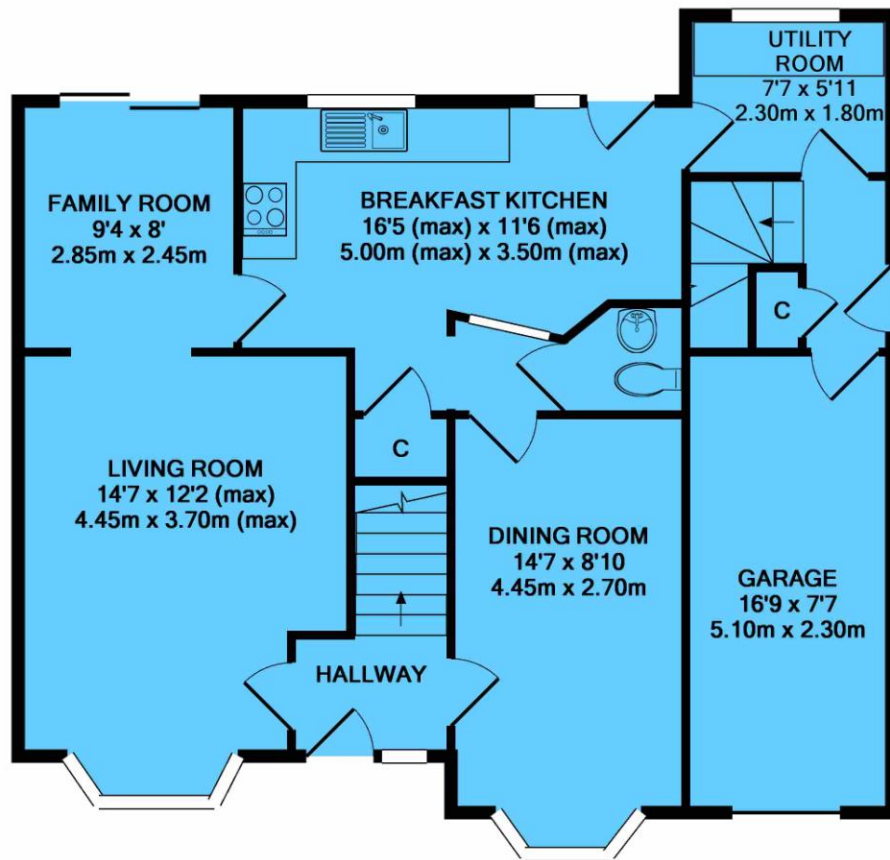
7' 6" x 5' 8" (2.3m x 1.75m)

GARAGE

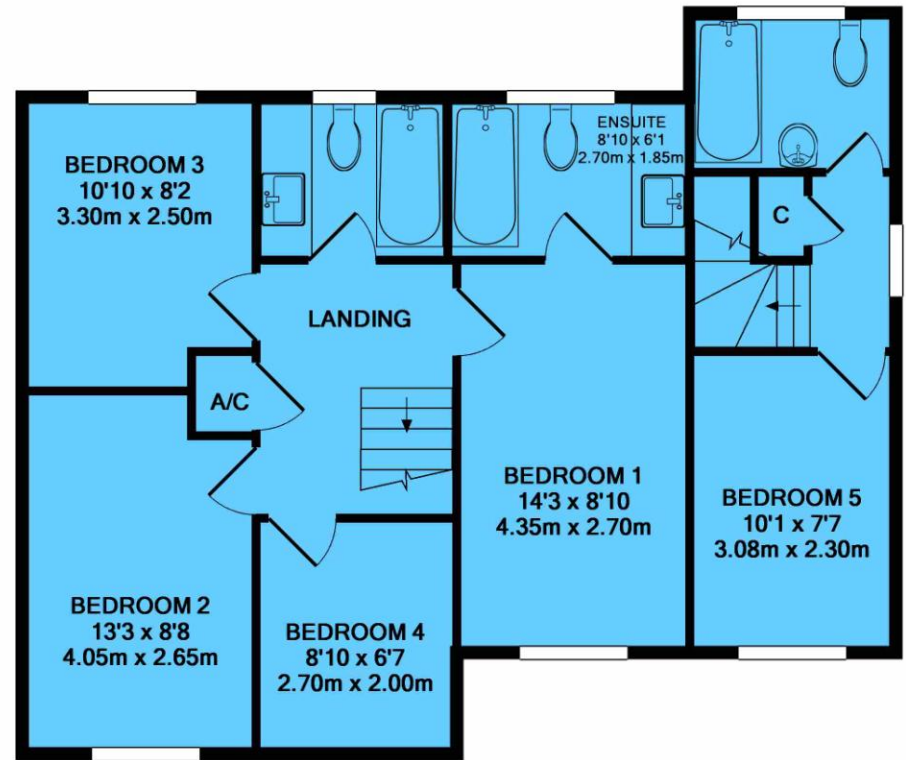
16' 9" x 7' 7" (5.1m x 2.3m)







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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