



# 50 Buckminster Drive

Dorridge, B93 8PG

Asking Price of £610,000





*A WELL PRESENTED FOUR BEDROOM DETACHED RESIDENCE  
ENJOYING A CUL DE SAC POSITION WITHIN A SOUGHT AFTER  
LOCATION.*

The sought after village of Dorridge adjoins delightful Warwickshire countryside, with green fields being a short walk from the town centre. Just a few minutes drive away is Solihull which offers an excellent range of amenities including Touchwood Shopping Centre located in the heart of the town. Dorridge itself has a small shopping centre, a village hall, at least three churches, a few small restaurants and also an excellent primary school. It boasts a substantial park. Dorridge Station offers commuter services not only to Birmingham, but also to London and bus services to Knowle and Solihull. The N.E.C., Birmingham International Airport and Railway Station are an approx. 15 minute drive away. The M42 provides convenient links to the M1, M5, M6 and M40 (Birmingham to London) motorways.



A well presented four bedroom detached residence enjoying a cul de sac position within a sought after location. The property offers both gas central heating and double glazing. The excellent family living accommodation briefly comprises; reception hall, guest cloakroom/wc, dining room, dual aspect lounge, breakfast kitchen, utility room, first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, driveway, double garage and enclosed rear garden.







- Detached Family Residence
- Four Bedrooms(Master En Suite)
- Dining Room & Dual Aspect Lounge
- Breakfast Kitchen
- Double Garage & Driveway
- Utility Room & Separate Wc
- Close to Wildlife Pond Area

#### RECEPTION HALLWAY

#### GUEST CLOAKROOM/ WC

**DINING ROOM** 11' 3" x 9' 2" (3.43m x 2.79m)

**LIVING ROOM** 19' 0" x 11' 4" (5.79m x 3.45m)

**BREAKFAST KITCHEN** 11' 3" x 9' 4" (3.43m x 2.84m)

**UTILITY** 6' 3" x 6' 1" (1.91m x 1.85m)

#### FIRST FLOOR LANDING

**MASTER BEDROOM** 12' 1" max x 10' 9" (3.68m x 3.28m)

#### EN-SUITE SHOWER ROOM/ WC

**BEDROOM TWO** 11' 7" to back of wardrobes x 8' 9" (3.53m x 2.67m)

**BEDROOM THREE** 11' 8" x 7' 4" (3.56m x 2.24m)

**BEDROOM FOUR** 11' 6" to back of wardrobe x 7' 6" (3.51m x 2.29m)

#### FAMILY BATHROOM/ WC

#### FOREGARDEN

#### DRIVEWAY

**DOUBLE DETACHED GARAGE** 17' 8" x 16' 5" (5.38m x 5m)

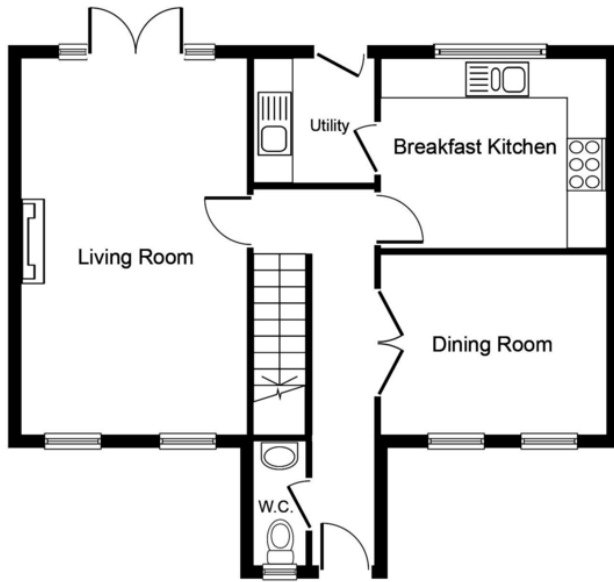
#### ENCLOSED REAR GARDEN



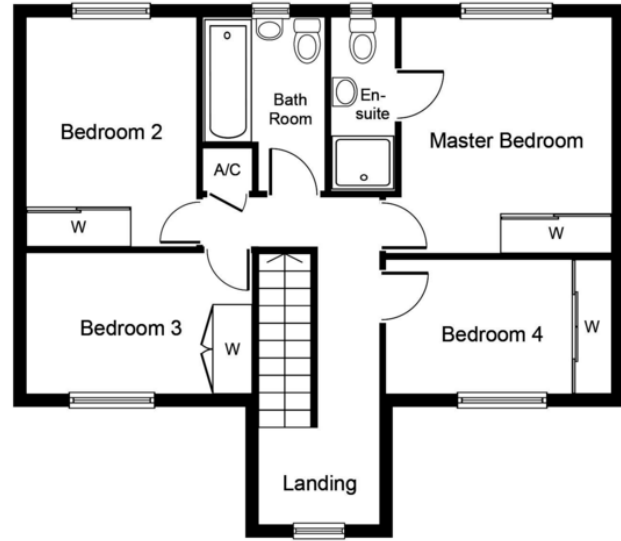
#### TENURE:

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





**Ground Floor**

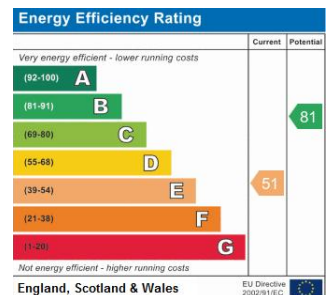


**First Floor**

**Approx Gross Total Floor Area 1,188 sq. ft. (110.4 sq. m.)**

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 or tenant. 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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**IMPORTANT INFORMATION**

These particulars have been prepared in good faith and are believed to be correct though their accuracy is not guaranteed. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Ruxton has not carried out a detailed survey, nor tested any services, appliances or specific fittings. Purchasers must satisfy themselves by inspection or otherwise. All dimensions, areas and distances are approximate. Room sizes should not be relied upon for carpets and furnishings.