



17 HARTINGTON CLOSE, DORRIDGE, B93 8SU
ASKING PRICE OF £674,950



- »X Five Bedroom Detached Property
- »X Located Within A Quiet Cul-de-Sac
- »X Walking Distance To Dorridge Village & Station
- »X Significantly Extended & Completely Refurbished
- »X Large Open Plan Kitchen
- »X Master Bedroom With Walk In Wardrobe & Luxury Ensuite
- »X Detached Double Garage
- »X Landscaped Rear Garden
- »X Large Patio & External Office

PROPERTY OVERVIEW

This significantly extended and beautifully presented five bedroom detached property resides within a quiet cul-de-sac of Dorridge and benefits from being within easy walking distance to Dorridge station, park and all local amenities. The present owners have completely updated and meticulously maintained the property which includes new UPVC double glazed windows, complete rewire, new central heating, new ensuite and bathroom with underfloor heating, integrated central vacuum system, log burner and external office located to the rear of the garage. Set behind a large tarmacadam driveway with ample parking the property briefly affords: - entrance hallway, guest cloakroom, living room, family / play room, utility, large open plan kitchen / diner and family room, five excellent bedrooms (master with luxury ensuite including steam shower and walk in wardrobe) and updated family bathroom. Outside the property benefits from a detached double garage with electric door and to the rear is an external office which is accessed via a large block paved patio area. To the rea rear of the property is a landscaped garden which is mainly laid with lawn, formal borders shrubs and trees.

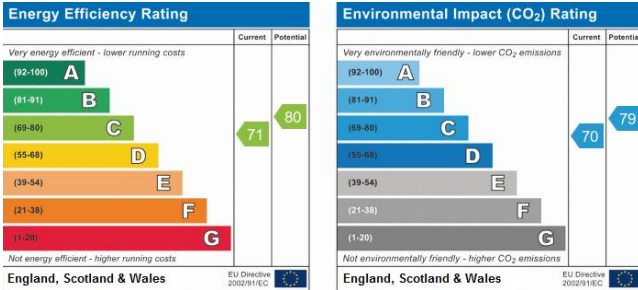
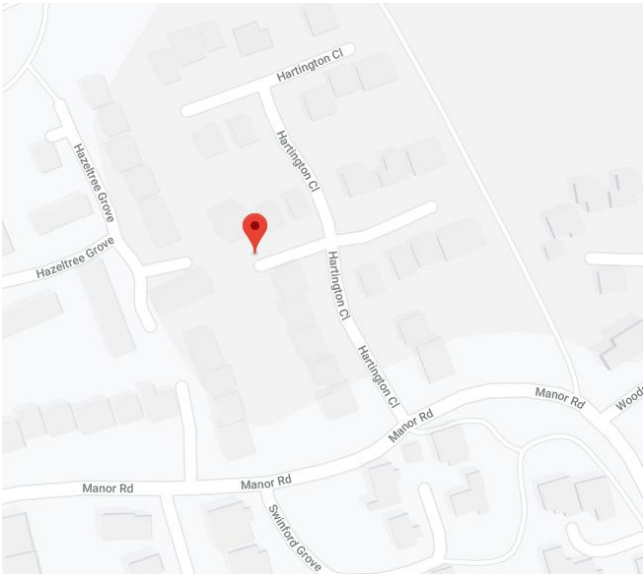
PROPERTY LOCATION

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	Water meter, mains gas and mains electricity
BROADBAND	Virgin - Fibre Optic
GARDEN	North westerly facing

ITEMS INCLUDED IN THE SALE

Extractor, fridge freezer, dishwasher, carpets, curtains (except children's bedrooms) and lights



FIRST FLOOR

BEDROOM ONE

18' 6" x 11' 4" (5.65m x 3.45m)

ENSUITE

WALK IN WARDROBE

BEDROOM TWO

10' 10" x 10' 0" (3.30m x 3.05m)

BEDROOM THREE

12' 0" x 8' 2" (3.65m x 2.50m)

BEDROOM FOUR

8' 8" x 8' 4" (2.65m x 2.55m)

BEDROOM FIVE

8' 4" x 7' 5" (2.55m x 2.25m)

BATHROOM

OUTSIDE THE PROPERTY

OFFICE

10' 10" x 7' 5" (3.30m x 2.25m)

DOUBLE GARAGE

16' 3" x 15' 9" (4.95m x 4.80m)

HALL

LIVING ROOM

18' 8" x 11' 4" (5.70m x 3.45m)

STUDY

12' 2" x 7' 7" (3.70m x 2.30m)

KITCHEN/DINER/FAMILY ROOM

28' 1" x 9' 8" (8.55m x 2.95m)

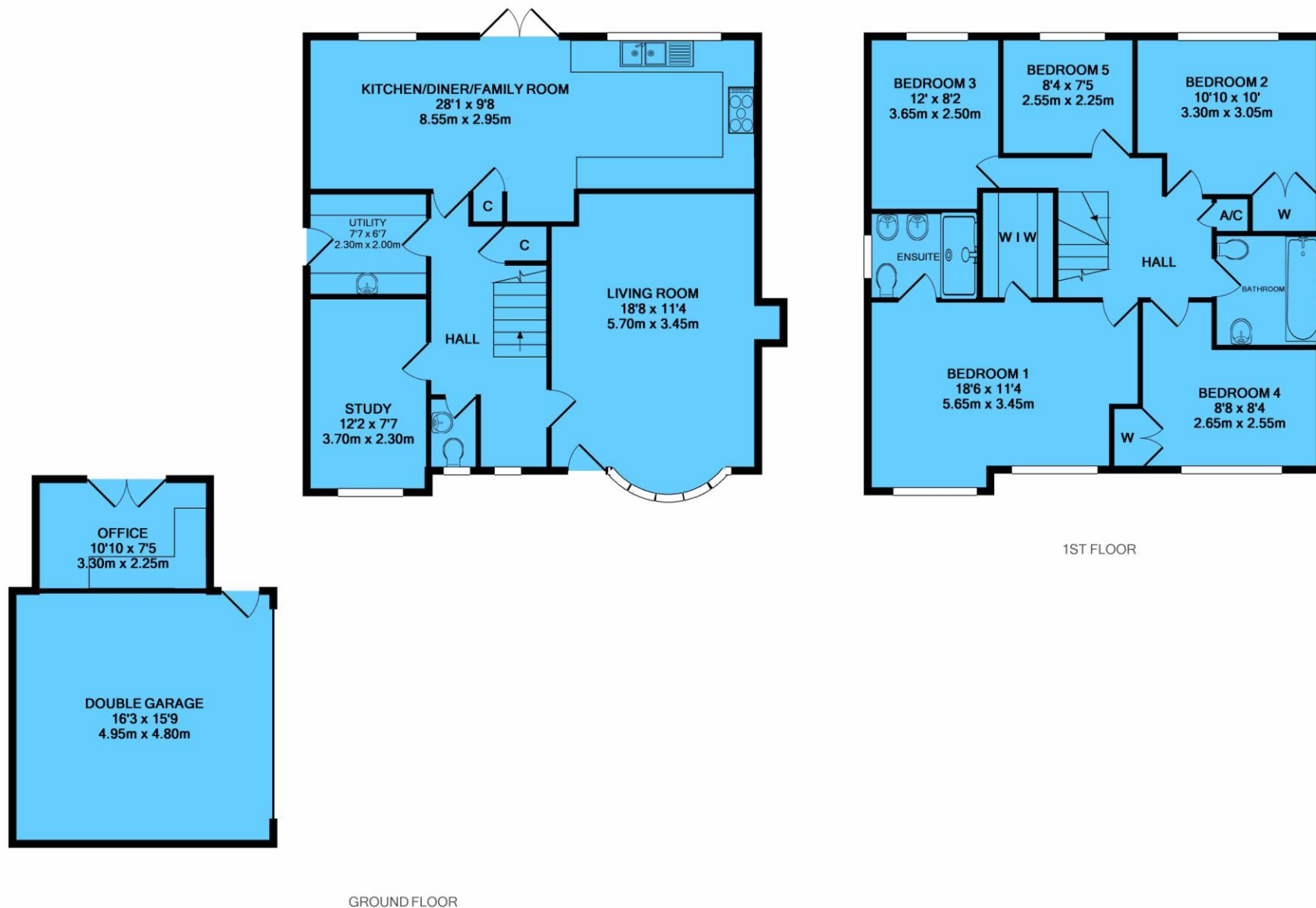
UTILITY ROOM

7' 7" x 6' 7" (2.30m x 2.00m)

GUEST CLOAKROOM







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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