



HANSELL DRIVE, DORRIDGE, B93 8RQ
ASKING PRICE OF £750,000



» No Upward Chain

» Significantly Extended & Absolutely Stunning

» Four Double Bedroom Detached

» Located On A Sought After Road

» Within Easy Walking Distance To Dorridge Park & Station

» Open Plan Kitchen/Dining/Family Room

» Three Bathrooms

» Off Road Parking

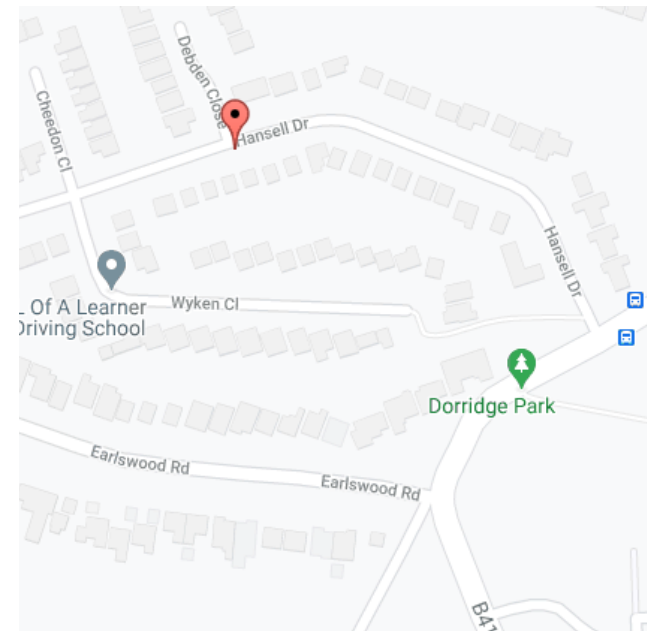
» South Facing Rear Garden

PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this absolutely stunning four double bedroom detached property which has been significantly extended and completely refurbished throughout to a superb standard. The property is located within a popular road of Dorridge and is within easy walking distance to Dorridge park and station including all local schools. Set back behind a large block paved driveway providing parking for multiple vehicles, this beautiful family home is accessed via a light entrance hallway with guest cloakroom, study and living room to the front. To the rear is a magnificent open plan kitchen / dining and family room with tiled flooring, a range of modern base wall and drawer units with quartz work surface and sliding doors opening onto the south facing rear garden. The kitchen also provides access to a large concealed utility. To the first floor are four double bedrooms with three luxury bathrooms. The master and bedroom two afford their own luxury ensuite with bedroom three and four serviced via a Jack and Jill ensuite. Outside the property enjoys a landscaped south facing rear garden with full width paved patio area. To view this outstanding property which is available for immediate occupation please contact Xact Homes on 01564 777284.

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 D

TENURE

Freehold

SERVICES

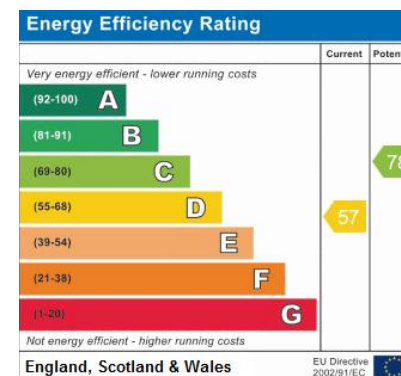
Water meter, mains gas, electricity and sewers

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

All kitchen appliances and all carpets,



HALL
19' 6" x 5' 10" (5.95m x 1.77m)

LIVING ROOM
18' 1" x 11' 8" (5.50m x 3.56m)

STUDY
11' 1" x 10' 3" (3.38m x 3.12m)

KITCHEN/DINING/FAMILY ROOM
29' 6" x 12' 11" (9.00m x 3.94m)

UTILITY
10' 4" x 5' 4" (3.14m x 1.62m)

WC
10' 4" x 2' 10" (3.14m x 0.87m)

FIRST FLOOR

BEDROOM ONE
17' 11" x 11' 10" (5.45m x 3.60m)

ENSUITE
8' 2" x 6' 2" (2.50m x 1.87m)

BEDROOM TWO
16' 10" x 9' 8" (5.12m x 2.94m)

ENSUITE
8' 3" x 4' 11" (2.51m x 1.49m)

BEDROOM THREE
11' 5" x 9' 2" (3.48m x 2.79m)

JACK AND JILL BATHROOM
8' 5" x 3' 11" (2.58m x 1.21m)

BEDROOM FOUR
10' 4" x 8' 0" (3.14m x 2.45m)

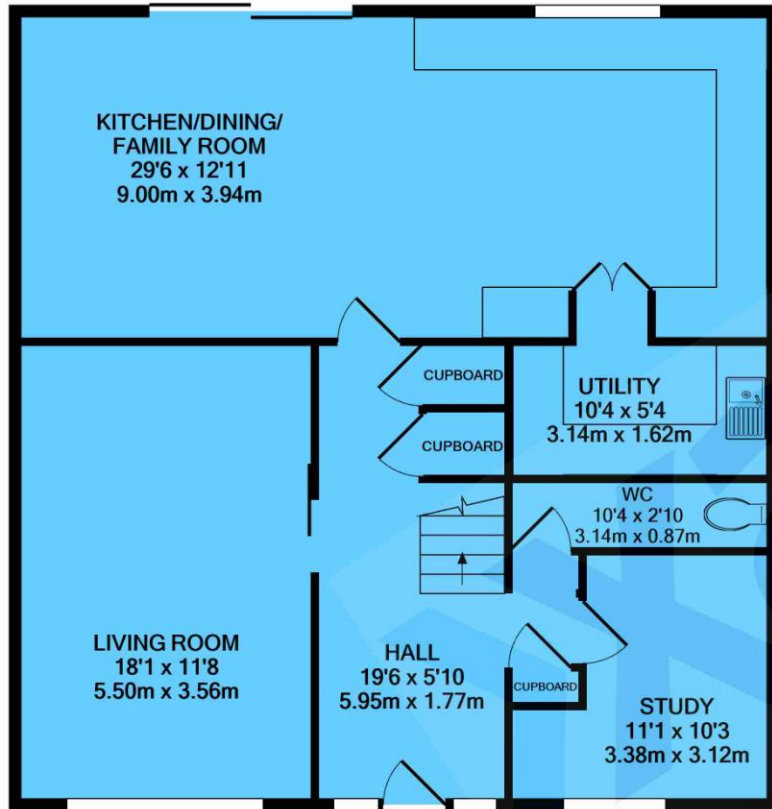
OUTSIDE THE PROPERTY

OFF ROAD PARKING

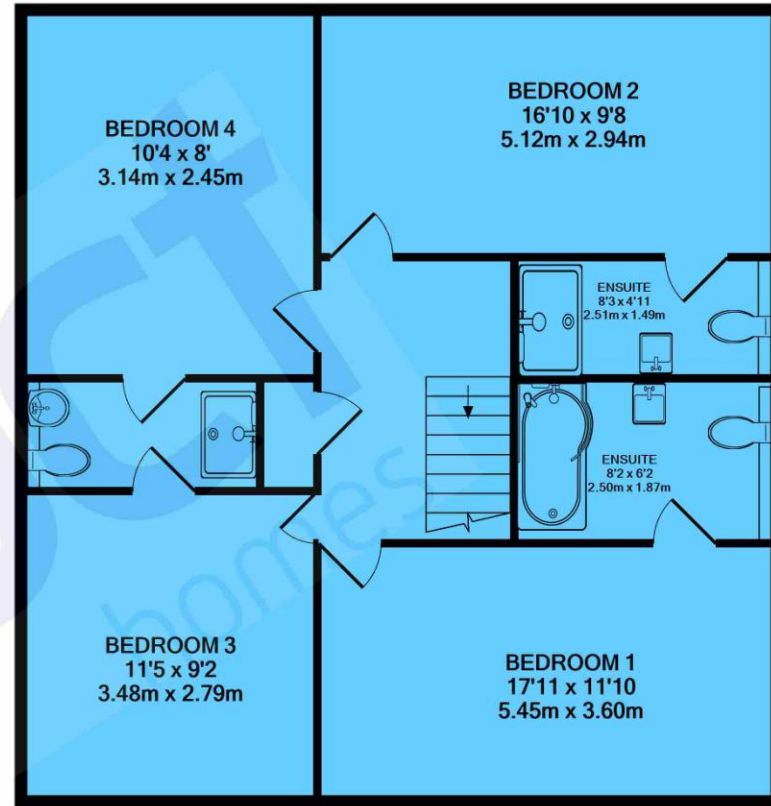
SOUTH FACING REAR GARDEN







GROUND FLOOR
APPROX. FLOOR
AREA 914 SQ.FT.
(84.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 910 SQ.FT.
(84.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1823 SQ.FT. (169.4 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. 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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