



STATION ROAD, DORRIDGE, B93 8EY
ASKING PRICE OF £680,000

xact
homes

XX Fantastic Location

XX Within Easy Walking Distance To Dorridge Village

XX Significantly Extended

XX Requires Internal Inspection

XX Open Plan Breakfast Kitchen

XX Two Reception Rooms

XX Four Bedrooms & Two Luxury Bathrooms

XX Garage

XX Large Garden

PROPERTY OVERVIEW

Located in the heart of Dorridge village is this large four bedroom semi detached property which offers superbly appointed and extended accommodation which truly requires internal inspection to be fully appreciated. Set behind a tarmacadam driveway providing ample parking, the property is situated within easy walking distance to Dorridge station and all local amenities including schools. This superb family home has been extended to provide excellent ground floor living accommodation which is all accessed via an entrance hallway and includes sitting room to the front, large living room to the rear affording views to the south facing rear garden and magnificent open plan kitchen / diner with feature central island and finished to a superb specification and leading into the utility. To the first floor are four double bedrooms and two bathrooms which, like the kitchen, are finished to the highest specification. Outside, the property benefits from a large south facing rear garden which is mainly laid with lawn with the final third of the garden hidden by a neat hedge with an archway leading to a secluded courtyard and huge purpose built studio which is a fully insulated room and could be used as space for a gym, home office or playroom.

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 E

TENURE

Freehold

SERVICES

Mains gas, electricity and water

BROADBAND

Virgin Media

LOFT SPACE

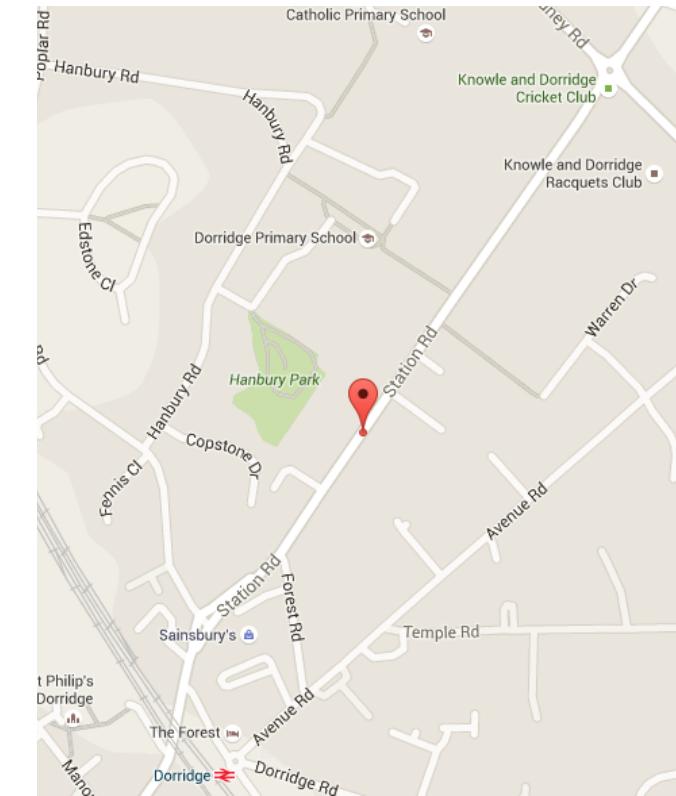
Boarded with ladder and lighting

GARDEN

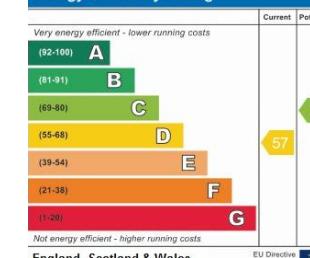
South facing

ITEMS INCLUDED IN THE SALE

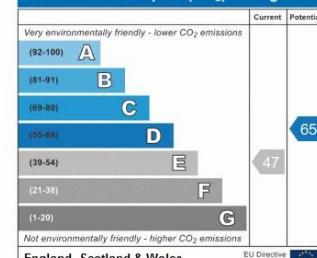
Siemens appliances including oven, hob, warming drawer, extractor, microwave, fridge, freezer, dishwasher, washing machine and coffee machine, Quooker boiling water & tap, Utility Kitchen items including oven, hob, extractor and freezer, all carpets, some light fittings, garden shed and fitted wardrobes in bedroom one and two.



Energy Efficiency Rating



Environmental Impact (CO2) Rating

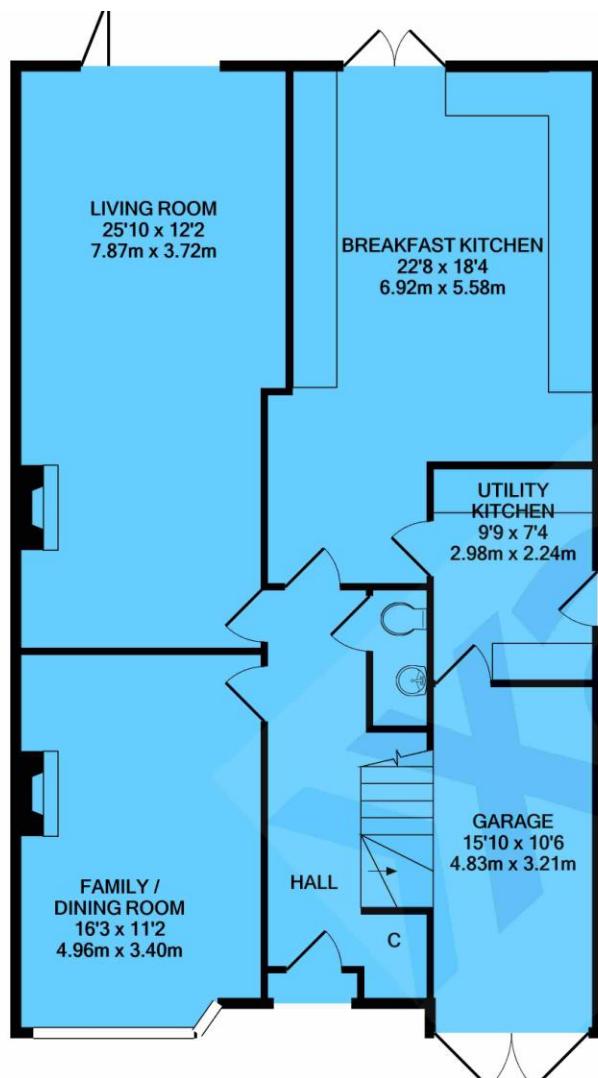


FIRST FLOOR	
HALL	BEDROOM ONE 16' 3" x 9' 10" (4.96m x 3.00m)
FAMILY/DINING ROOM 16' 3" x 11' 2" (4.96m x 3.40m)	BEDROOM TWO 13' 1" x 9' 10" (3.99m x 3.00m)
LIVING ROOM 25' 10" x 12' 2" (max) (7.87m x 3.72m)	BEDROOM THREE 13' 11" x 7' 5" (4.24m x 2.27m)
BREAKFAST KITCHEN 22' 8" x 18' 4" (6.92m x 5.58m)	BEDROOM FOUR 8' 9" x 7' 5" (2.66m x 2.27m)
UTILITY KITCHEN 9' 9" x 7' 4" (2.98m x 2.24m)	BATHROOM 9' 5" x 5' 8" (2.87m x 1.73m)
WC	SHOWER ROOM 5' 9" x 5' 5" (1.75m x 1.66m)
INTEGRAL GARAGE 15' 10" x 10' 6" (4.83m x 3.21m)	OUTSIDE THE PROPERTY LARGE REAR GARDEN

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







GROUND FLOOR
APPROX. FLOOR
AREA 1116 SQ.FT.
(103.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 722 SQ.FT.
(67.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1838 SQ.FT. (170.8 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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