



Hanbury Road, Dorridge

Offers Over £525,000





## PROPERTY OVERVIEW

Nestled in a sought-after location on a desirable road, this three-bedroom semi-detached property offers a fantastic opportunity for potential buyers. Boasting a prime position within walking distance to Dorridge Station, and with the added benefit of no upward chain, this home presents an exceptional prospect for those seeking a convenient and comfortable lifestyle. Approached via a tarmac driveway, the property is set back from the road, offering privacy and an opportunity to extend if required. Upon entering, one is greeted by a spacious living room, ideal for relaxation or entertaining guests. Adjacent to the living area is a dining room, providing a separate space for formal dining or as a versatile area for other uses. The breakfast kitchen is located to the rear and offers views to the rear garden as well as convenient access into the double tandem garage. With a layout that offers potential for enhancement, there is scope for extension and improvement, allowing for customisation based on individual preferences and requirements. Further enhancing the appeal of this property is the presence of a tandem garage, providing ample storage space and potential for conversion if desired. Additionally, the private rear garden offers a tranquil retreat, with the added advantage of backing onto Hanbury Park, providing a pleasing outlook and a peaceful environment.





The accommodation is completed by three well-proportioned bedrooms, offering comfortable living arrangements for residents and guests alike as well as a family bathroom. In summary, this property represents a superb opportunity to acquire a home in an excellent location, with access to local schools, excellent transport links and amenities nearby. With the potential for extension and improvement, this residence is perfect for those looking to create their dream living space in a sought-after area. Don't miss out on the chance to make this property your own and enjoy the lifestyle it has to offer. Book a viewing today to experience the charm and potential of this delightful home firsthand.

- No Upward Chain
- Set Behind Tarmacadam Driveway
- Three Bedroom Semi Detached Within Walking Distance To Dorridge Station
- Living Room And Dining Room
- Breakfast Kitchen
- Tandem Garage
- Offering Scope For Extension And Improvement
- Private Rear Garden Backing Onto Park
- Superb Location And Sought After Road





## 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



**PORCH**

**ENTRANCE HALL**

**WC**

**LIVING ROOM**

13' 0" x 12' 4" (3.95m x 3.75m)

**DINING ROOM**

12' 6" x 9' 0" (3.80m x 2.75m)

**BREAKFAST KITCHEN**

11' 2" x 10' 10" (3.40m x 3.30m)

**UTILITY AREA**

12' 6" x 11' 6" (3.80m x 3.50m)

**FIRST FLOOR**

**BEDROOM ONE**

14' 9" x 10' 8" (4.50m x 3.25m)

**BEDROOM TWO**

11' 0" x 8' 10" (3.35m x 2.70m)

**BEDROOM THREE**

10' 10" x 7' 10" (3.30m x 2.40m)

**BATHROOM**

9' 6" x 6' 3" (2.90m x 1.90m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 111.0 sq.m. = 1195 sq.ft. approx.



## **OUTSIDE THE PROPERTY**

### **PRIVATE REAR GARDEN**

### **DOUBLE TANDEM GARAGE**

16' 5" x 7' 10" (5.00m x 2.40m)

### **ITEMS INCLUDED IN SALE**

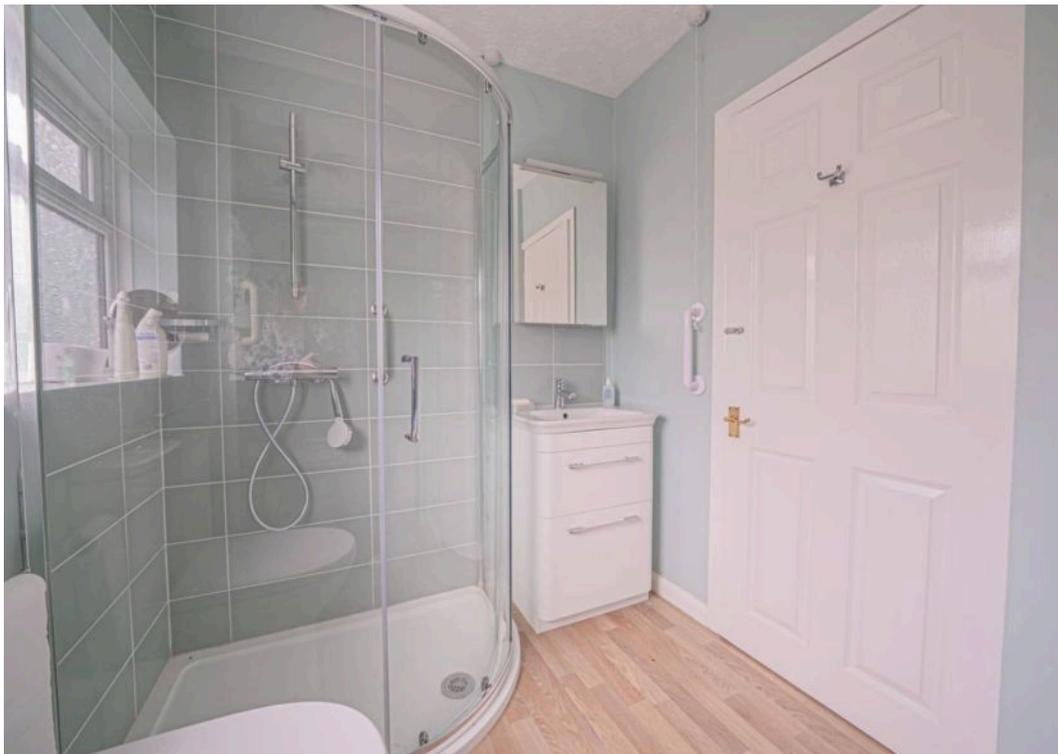
Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and an electric garage door.

### **ADDITIONAL INFORMATION**

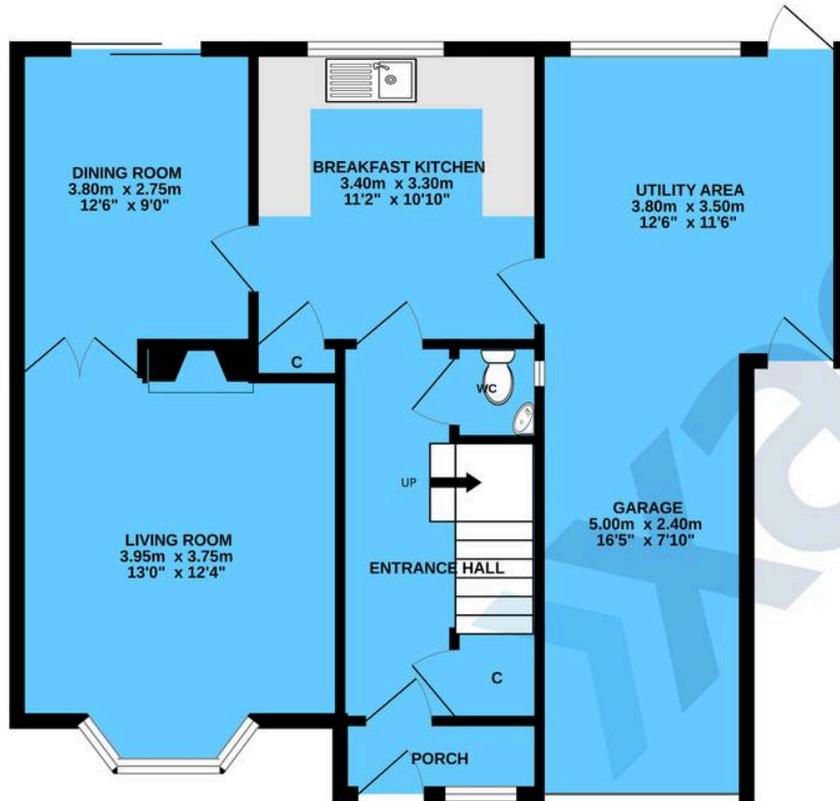
Services - mains gas, electricity and mains sewers.  
Broadband - Utilities Warehouse. Loft space - partially boarded with ladder and lighting.

### **INFORMATION FOR POTENTIAL BUYERS**

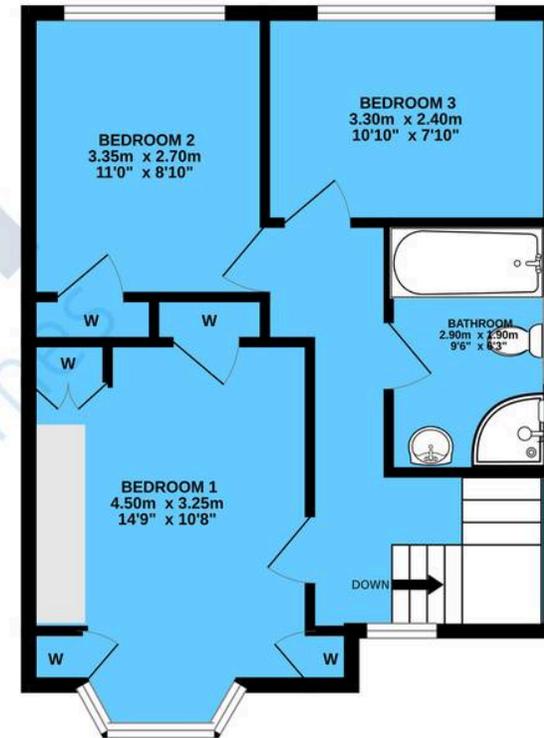
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.  
2. These particulars do not constitute in any way an offer or contract for the sale of the property.  
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.  
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.  
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 111.0 sq.m. (1195 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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