



Tansley Close, Dorridge

Offers Over £560,000





PROPERTY OVERVIEW

Nestled within a quiet cul-de-sac in the sought-after Dorridge area, this superb four-bedroom detached property offers a perfect retreat for discerning homeowners seeking a blend of comfort and style. Boasting a collection of tastefully appointed living spaces, this residence presents itself as a home for modern family living. Upon entering, guests are greeted by a welcoming ambience that flows effortlessly through the home's two reception rooms. The play/family room offers a versatile space for children or relaxation while the open-plan living/dining room provides a generous space for entertaining guests and relaxing. Off the dining room is the modern fitted breakfast kitchen with breakfast bar, leading seamlessly into a conservatory that bathes the room in natural light and offers a tranquil setting situated to the rear garden. The property's layout is thoughtfully designed to maximise functionality and comfort, with the principal bedroom featuring fitted wardrobes and an updated ensuite for added luxury. Three additional bedrooms offer versatility for family members or guests and are supported by a well-appointed updated bathroom. The interiors have been meticulously maintained and are well presented throughout.





Externally, the property is discreetly set back behind a block-paved driveway, providing ample parking for multiple vehicles. The low-maintenance rear garden, with a full-width paved patio, offers a serene outdoor space for relaxation and alfresco dining. In a location renowned for its peaceful surroundings and convenient amenities, this property is ideally situated to enjoy the best of modern living. Dorridge's charming village centre, with its array of shops, restaurants, and excellent schools, is within easy reach, while the nearby transport links provide swift access to surrounding areas. Those seeking a family home that versatility and functionality will find this property to be an outstanding choice. With its impeccable presentation and inviting atmosphere, this residence stands as a testament to refined living. An early viewing is highly recommended to fully appreciate the unique charm of this remarkable home.

- Superb Four Bedroom Detached
- Located Within A Quiet Cul-De-Sac Of Dorridge
- Two Reception Rooms Including Play / Family Room And Open Plan Living / Dining Room
- Modern Fitted Breakfast Kitchen Leading To Conservatory
- Beautifully Presented Throughout
- Principal Bedroom With Fitted Wardrobes And Updated Ensuite
- Three Further Bedrooms Supported By Updated Bathroom
- Set Behind Block Paved Driveway
- Low Maintenance Rear Garden With Full Width Paved Patio
- Viewing Essential





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



ENTRANCE HALL

WC

PLAY/FAMILY ROOM

10' 10" x 7' 6" (3.30m x 2.29m)

LIVING/DINING ROOM

LIVING ROOM

15' 5" x 12' 2" (4.70m x 3.71m)

DINING AREA

10' 0" x 8' 6" (3.05m x 2.59m)

BREAKFAST KITCHEN

15' 1" x 10' 1" (4.60m x 3.07m)

CONSERVATORY

14' 2" x 10' 2" (4.32m x 3.10m)

LAUNDRY/UTILITY

7' 5" x 4' 5" (2.26m x 1.35m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 3" x 7' 7" (5.56m x 2.31m)

ENSUITE

BEDROOM TWO

11' 11" x 9' 2" (3.63m x 2.79m)

BEDROOM THREE

11' 10" x 8' 5" (3.61m x 2.57m)

**BEDROOM FOUR**

9' 0" x 6' 6" (2.74m x 1.98m)

BATHROOM**TOTAL SQUARE FOOTAGE**

119 sq.m (1281 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING****LOW MAINTENANCE GARDEN WITH FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, some blinds and garden shed.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity.

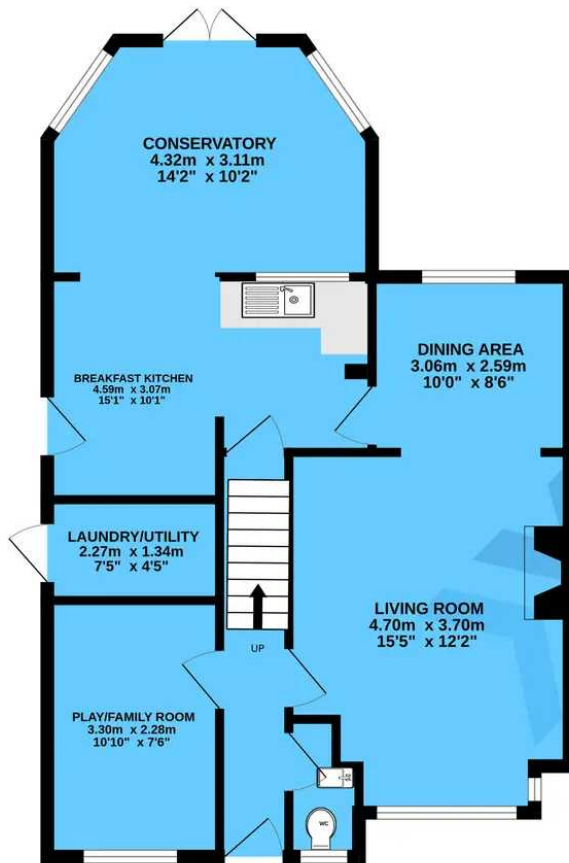
Broadband - Sky. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

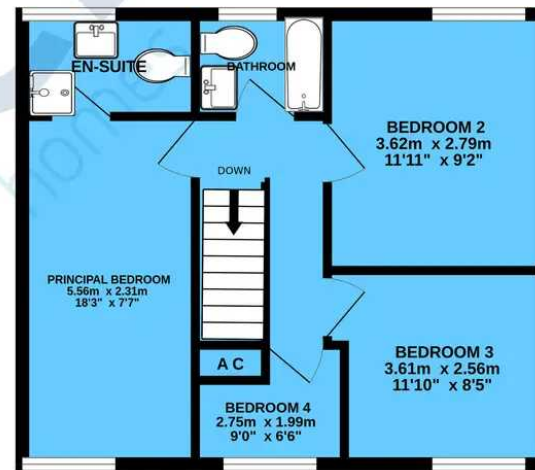
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 119.0 sq.m. (1281 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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