



## Denton Croft, Dorridge

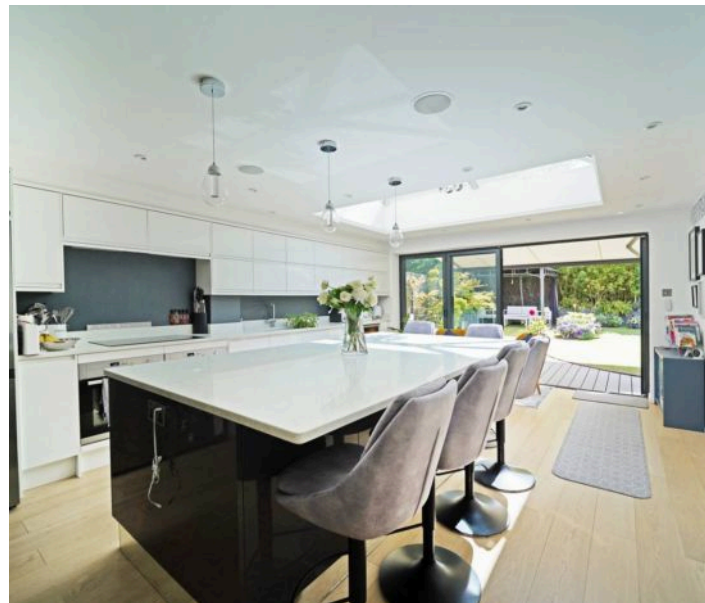
Guide Price £875,000

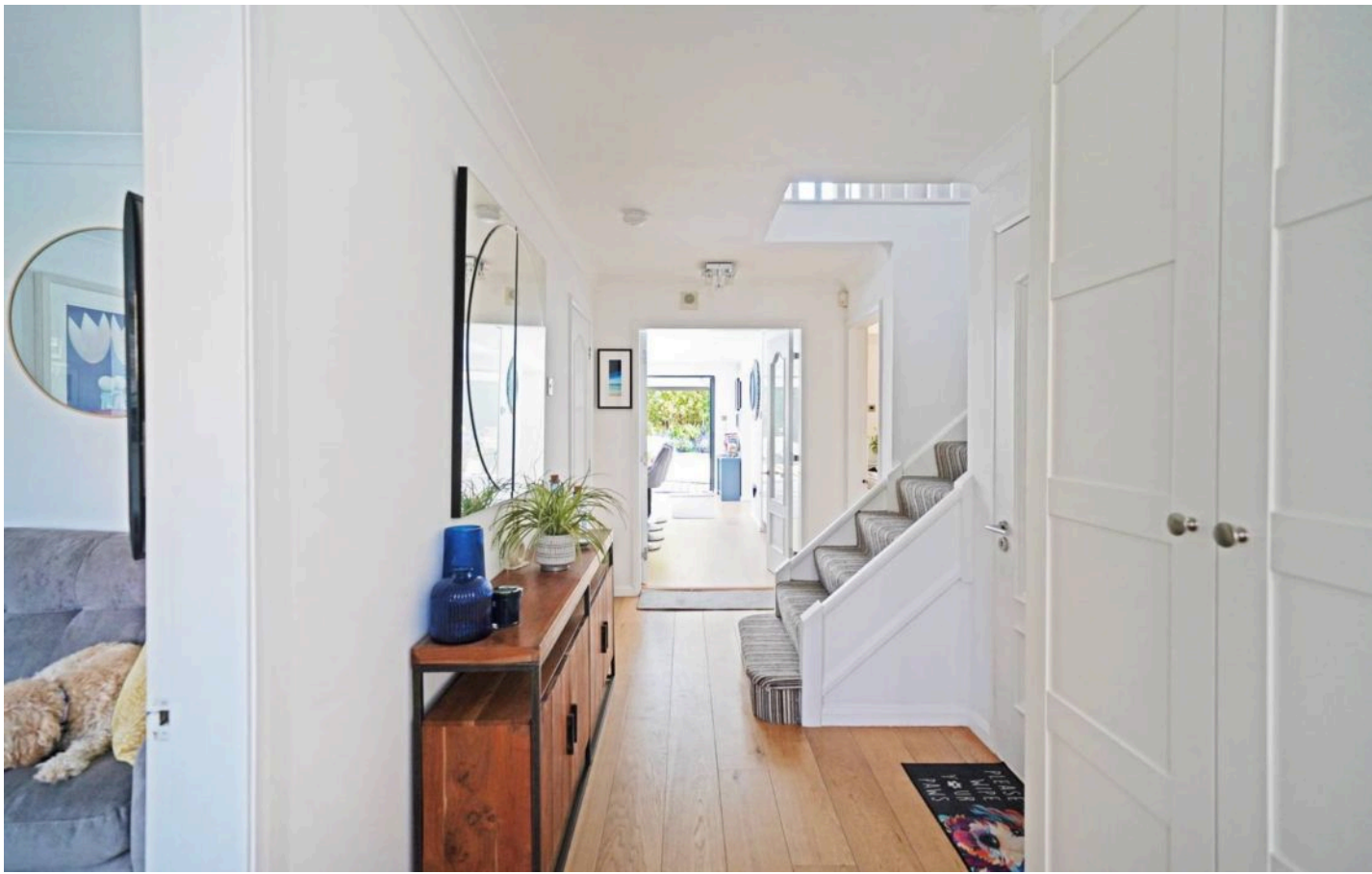




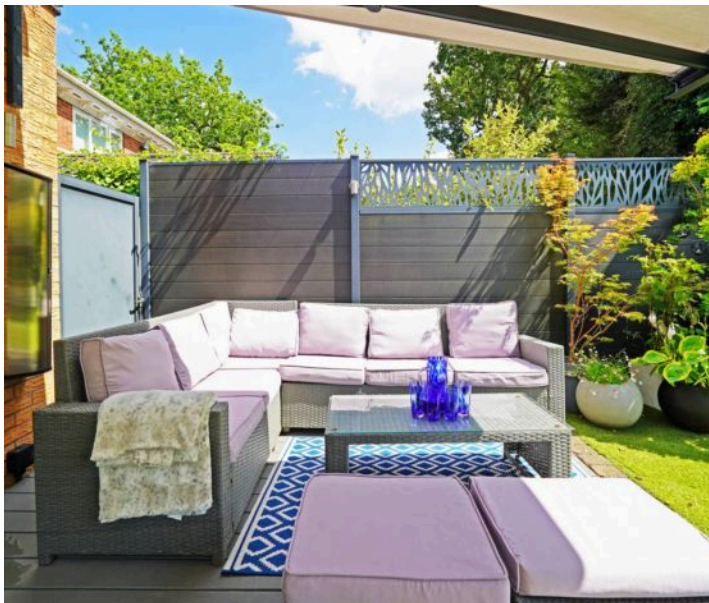
## PROPERTY OVERVIEW

Situated in a highly sought-after location, this stunning five-bedroom detached property was originally built by David Wilson Homes and has since been significantly extended, internally remodelled, and completely updated to meet the highest standards of modern living. Upon arrival, the property impresses with a block paved driveway, providing ample parking space for multiple vehicles. Step inside through the welcoming entrance hallway, where you will find a range of versatile accommodation options. The ground floor boasts self-contained annexe with ensuite and kitchenette which offers versatile uses given that it has its own separate access, ideal for guests, extended family members or those wishing to run their own business from home. The ground floor layout includes a family room/snug to the front elevation, an extended open plan living/dining room, and an extended breakfast kitchen featuring a stunning island/breakfast bar and bi-fold doors opening onto the rear garden. The space is further enhanced by a useful utility room and a guest cloakroom, adding convenience to daily living.





Moving to the first floor, you will discover a further four double bedrooms, all impeccably maintained and flooded with natural light. Two luxury bathrooms provide both style and functionality, catering to the needs of a growing family or frequent guests. Superbly presented throughout, this property offers a versatile living environment suitable for a range of lifestyles. The well thought through extension and internal reconfiguration have created an incredibly versatile and spacious family home, allowing for comfortable living and effortless entertaining. The highlights of the property include the self-contained annexe on the ground floor, the open plan living areas, and the abundance of natural light that filters through the living spaces. The immaculate presentation ensures a turnkey solution for prospective buyers, where they can simply move in and start enjoying the comforts of their new home. Completing the package is a south-westerly secluded facing rear garden, providing a peaceful retreat to unwind and enjoy outdoor activities. This property truly represents a rare opportunity to acquire a meticulously updated and expertly designed family home in a highly desirable location.





## 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: F

Tenure: Freehold



- Stunning Five Bedroom Detached Originally Built By David Wilson Homes
- Significantly Extended, Internally Remodelled And Completely Updated Throughout
- Offering Extremely Versatile Accommodation With Self Contained Annexe To Ground Floor With Separate Access
- Entrance Hallway Leading To All Ground Floor Accommodation Including Family Room / Snug, Extended Open Plan Living / Dining Room And Extended Breakfast Kitchen With Stunning Island / Breakfast Bar
- Set Behind Block Paved Driveway Providing Ample Parking
- Useful Utility And Guest Cloakroom
- Four Double Bedrooms To First Floor With Two Luxury Bathrooms
- Absolutely Immaculate Throughout Providing Both A Versatile And Superb Family Home
- South Westerly Secluded Facing Rear Garden

#### **ENTRANCE HALLWAY**

##### **WC**

6' 7" x 2' 9" (2.00m x 0.85m)

##### **STUDY**

11' 2" x 8' 6" (3.40m x 2.60m)

##### **BREAKFAST KITCHEN**

19' 8" x 14' 5" (6.00m x 4.40m)

##### **UTILITY ROOM**

6' 7" x 5' 5" (2.00m x 1.65m)

##### **LIVING / DINING ROOM**

16' 1" x 13' 0" (4.90m x 3.95m)

##### **FAMILY ROOM / SNUG**

15' 5" x 10' 10" (4.70m x 3.30m)

**BEDROOM FIVE**

15' 7" x 11' 8" (4.75m x 3.55m)

**ENSUITE**

6' 3" x 4' 11" (1.90m x 1.50m)

**FIRST FLOOR****BEDROOM ONE**

14' 5" x 13' 5" (4.40m x 4.10m)

**SHOWER ROOM**

8' 8" x 6' 7" (2.65m x 2.00m)

**BEDROOM TWO**

15' 11" x 11' 0" (4.85m x 3.35m)

**BEDROOM THREE**

12' 0" x 11' 8" (3.65m x 3.55m)

**BEDROOM FOUR**

12' 6" x 8' 6" (3.80m x 2.60m)

**BATHROOM**

8' 2" x 7' 1" (2.50m x 2.15m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 197.0 sq.m. = 2120 sq.ft. approx.

**OUTSIDE THE PROPERTY****SOUTH WESTERLY FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Two Neff integrated ovens, Neff integrated hob, extractor, Neff dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, some light fittings, underfloor heating in the dining room and kitchen, a garden shed, a greenhouse and a car charging point which was installed 18 months ago.



#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity (completely rewired 18 months ago) and mains sewers. Broadband - Sky. Loft space - which is fully boarded with ladder and electricity.

#### **INFORMATION FOR POTENTIAL BUYERS**

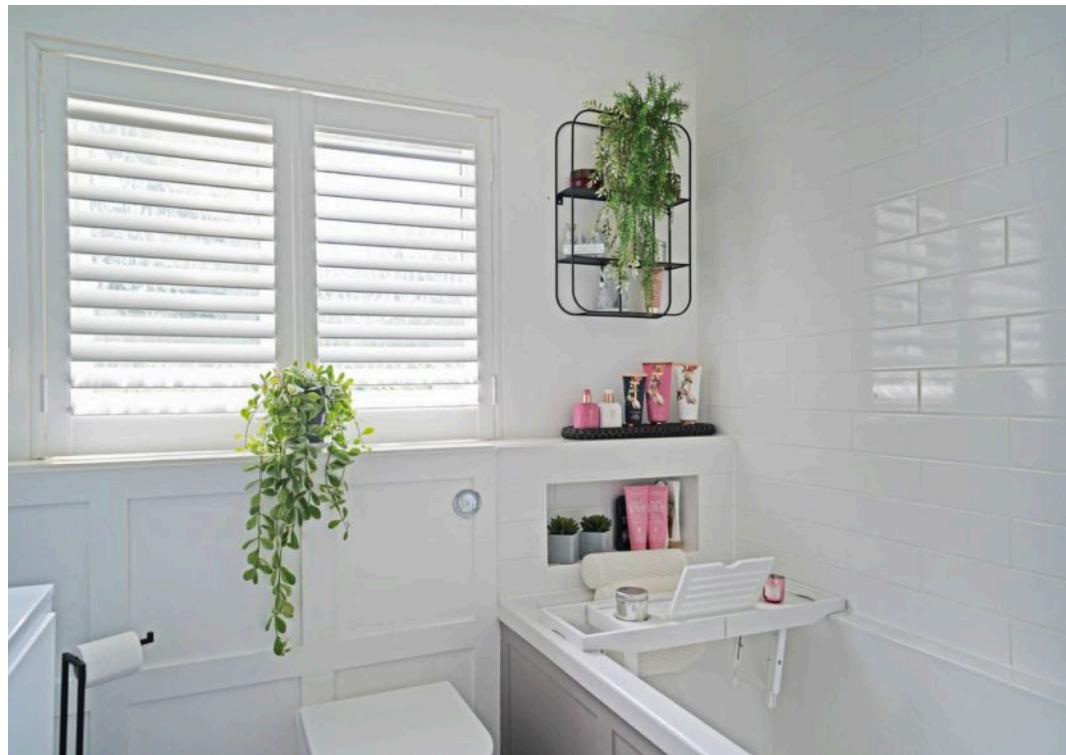
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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.

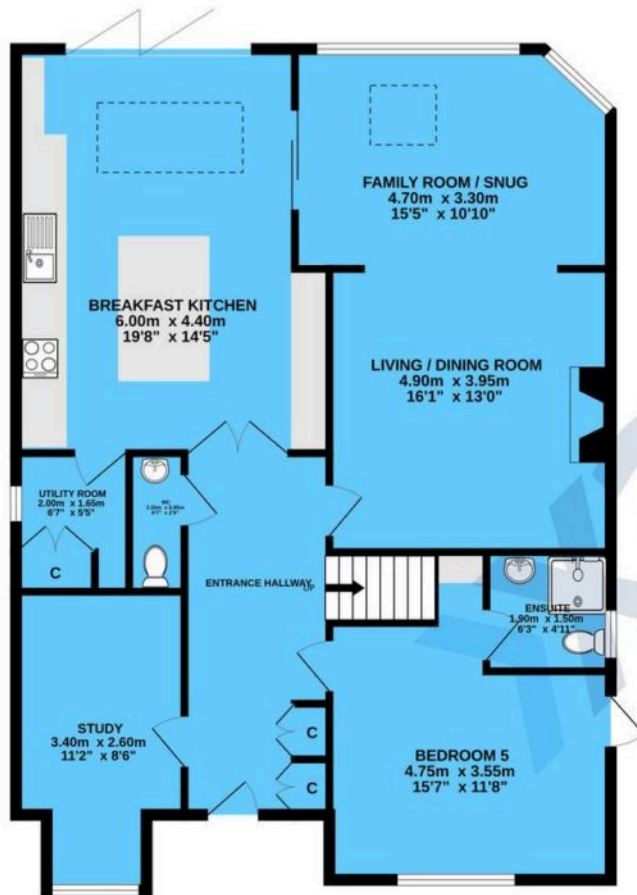
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

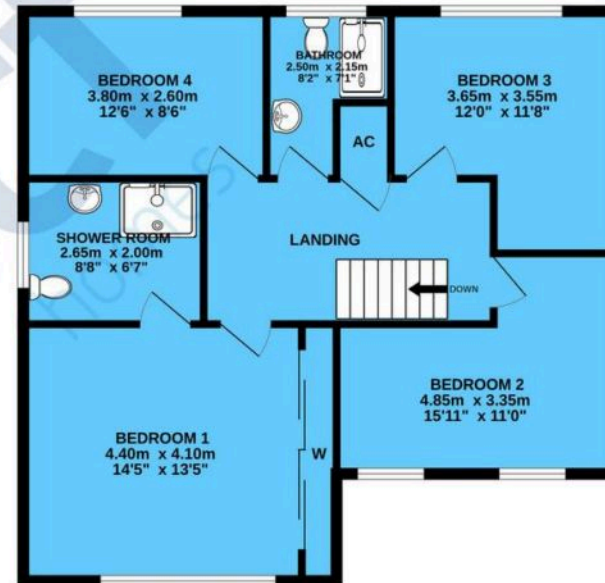




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 197.0 sq.m. (2120 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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