



## Hansell Drive, Dorridge

Guide Price £1,250,000

**xact**  
EXCLUSIVE

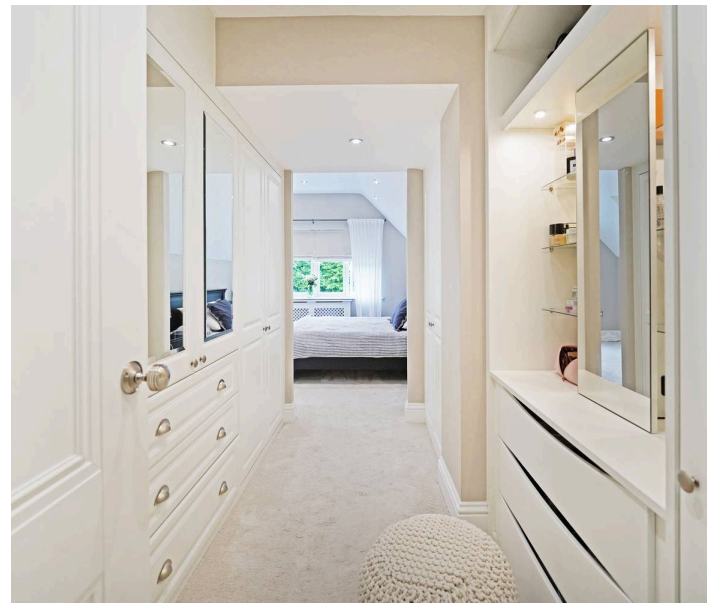






## PROPERTY OVERVIEW

Nestled in the flourishing village of Dorridge, this stunning four-bedroom detached home, constructed in 2022, epitomises contemporary elegance and stylish living. With benefit of the balance of a 10-year new build guarantee, this property presents a remarkable opportunity for discerning buyers seeking a residence that effortlessly combines luxury and convenience. Located adjacent to the picturesque Dorridge Park, the property enjoys a prime position within walking distance of Dorridge Station and local schools, making it ideal for families and commuters alike. Embodying a well-thought-out design, this home caters to the needs of modern living with an emphasis on space and comfort. Upon arrival, the grandeur of the property is immediately apparent, with a sizeable block-paved driveway providing ample parking for multiple vehicles. Stepping inside, the large entrance hallway sets the tone for the rest of the home, leading to two versatile reception rooms – a living room and a dining room offering captivating views of Dorridge Park.







The ground floor boasts underfloor heating throughout with the whole house equipped with Cat 6 cabling, ensuring a modern and efficient living experience. The heart of the home lies in the large open-plan breakfast kitchen and family room, featuring a striking central island and bi-fold doors that seamlessly integrate indoor and outdoor living spaces. The first floor is thoughtfully arranged to provide four bedrooms, including the principal suite with a generous walk-in wardrobe and an opulent ensuite bathroom. Two additional luxury bathrooms cater to the remaining bedrooms, offering both practicality and sophistication. The property is further enhanced by a landscaped south-facing rear garden, providing a tranquil retreat for relaxation and entertaining. In summary, this property represents a unique opportunity to acquire a beautifully crafted family home in an enviable location, where modern luxury meets practicality. With no upward chain, this home is ready to welcome its new owners into a lifestyle of comfort and elegance.







## 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





- No Upward Chain
- Stunning Four Bedroom Detached Built In 2022 And Benefitting From The Balance Of 10 Year New Build Guarantee
- Outstanding Location Adjacent To Dorridge Park And Within Walking Distance To Dorridge Station And Local Schools
- Individually Designed As A Superb Family Home With Four Bedrooms And Three Luxury Bathrooms
- Set Behind Large Block Paved Driveway Providing Parking For Multiple Vehicles
- Large Entrance Hallway Leading To Two Versatile Reception Rooms Including Living Room And Dining Room With Views To Dorridge Park
- Underfloor Heating Throughout Ground Floor And Cat 6 Cabling Throughout
- Large Open Plan Breakfast Kitchen And Family Room With Feature Central Island And Bi-Fold Doors
- Principal Bedroom With Large Walk In Wardrobe And Large Luxury Ensuite
- Landscaped South Facing Rear Garden





## **ENTRANCE HALLWAY**

### **WC**

5' 7" x 3' 11" (1.70m x 1.19m)

### **LIVING ROOM**

19' 8" x 11' 10" (5.99m x 3.61m)

### **DINING ROOM**

18' 8" x 14' 9" (5.69m x 4.50m)

## **BREAKFAST KITCHEN/FAMILY ROOM**

### **KITCHEN**

16' 5" x 14' 9" (5.00m x 4.50m)

### **FAMILY ROOM**

19' 8" x 16' 5" (5.99m x 5.00m)

### **UTILITY ROOM**

13' 1" x 5' 7" (3.99m x 1.70m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

15' 5" x 12' 6" (4.70m x 3.81m)

### **WALK IN WARDROBE**

### **ENSUITE**

10' 4" x 6' 11" (3.15m x 2.11m)



**BEDROOM TWO**

16' 11" x 12' 2" (5.16m x 3.71m)

**ENSUITE****BEDROOM THREE**

12' 8" x 9' 8" (3.86m x 2.95m)

**BEDROOM FOUR**

9' 10" x 9' 10" (3.00m x 3.00m)

**BATHROOM**

9' 4" x 5' 11" (2.84m x 1.80m)

**TOTAL SQUARE FOOTAGE**

215 sq.m (2314 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, curtains, blinds and light fittings, underfloor heating, garden shed, CCTV, car charging point and fitted wardrobes in four bedrooms.

**ADDITIONAL INFORMATION**

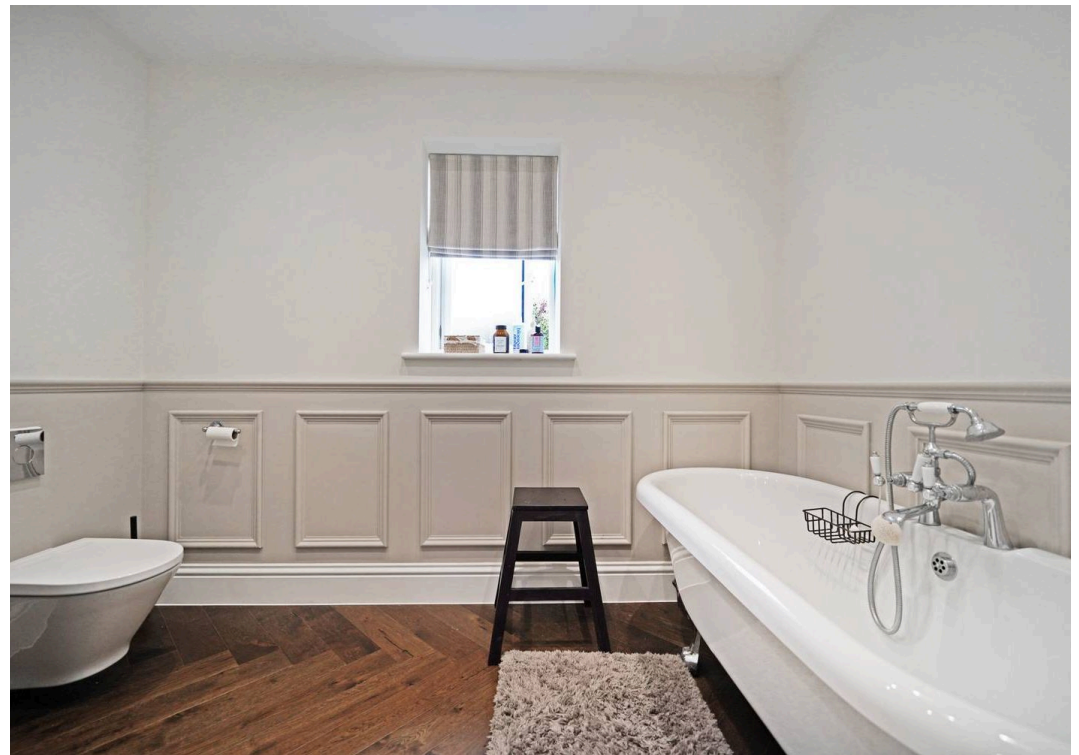
Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting.



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

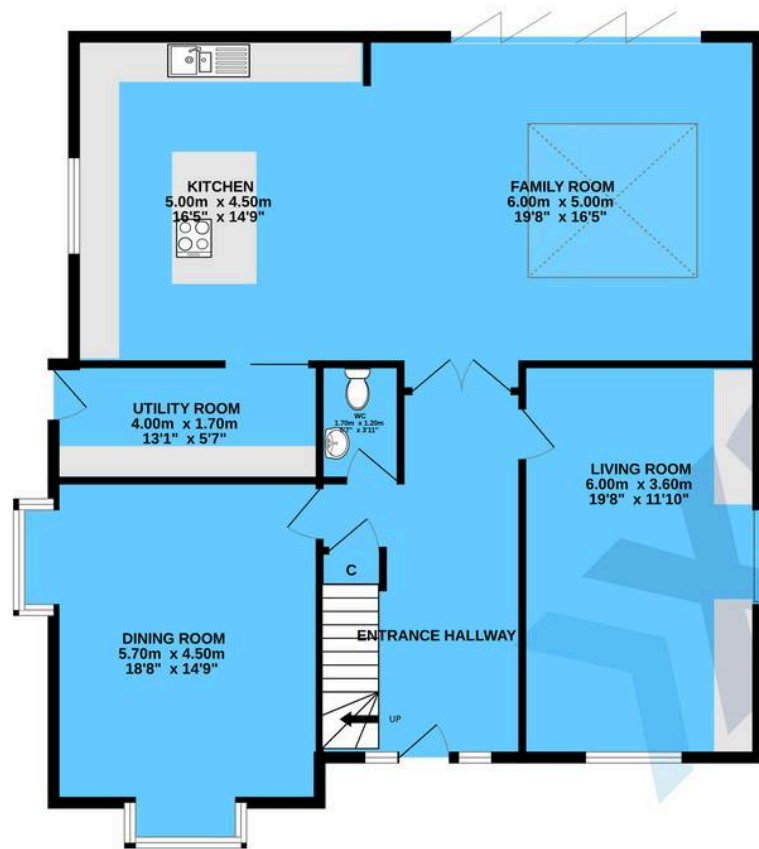
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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.



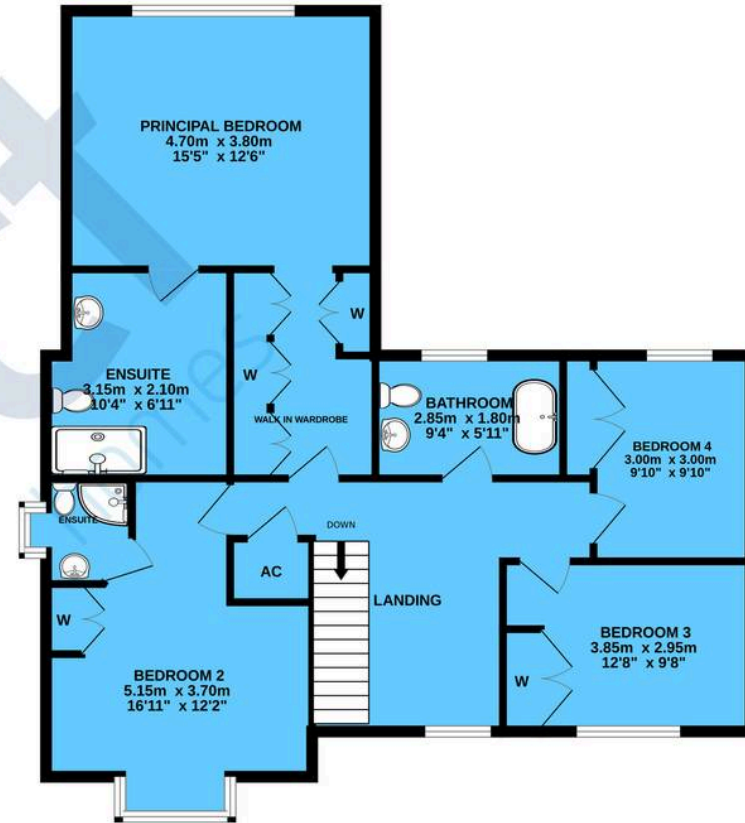




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 215.0 sq.m. (2314 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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