



Grange Road, Dorridge

Offer In Excess Of £600,000





PROPERTY OVERVIEW

Nestled in the highly sought-after location, this semi-detached house presents a rare opportunity to acquire a three-bedroom property with exceptional potential. Set behind a substantial tarmac driveway with a garage, this residence boasts a prime position with the benefit of no upward chain. Upon entering the property, a welcoming entrance hallway provides access to the ground floor accommodation which comprises a dining room, living room, and extended breakfast kitchen. The spacious layout offers versatile living spaces suitable for modern lifestyles. Moreover, the property promises outstanding potential for extension, subject to obtaining planning permissions, allowing for the addition of a fourth bedroom complete with an en-suite bathroom and ground floor extension to create an open plan kitchen / dining and family room. Convenience is key with this property as it is situated within walking distance to Dorridge Station and Park, ensuring easy access to transportation links and recreational facilities. In addition, the property is in close proximity to all local schools and amenities, making it an ideal choice for families looking for a well-connected residence.



The property is set back behind a driveway providing parking for multiple vehicles. Furthermore, the large landscaped, private, and south-facing rear garden offers a tranquil outdoor space perfect for relaxation and entertaining. In summary, this semi-detached house presents an exceptional opportunity for those seeking a property in a coveted location with the potential for expansion. The property's versatility, convenient location, and ample parking make it an attractive option for discerning buyers looking to create a bespoke family home. Contact us today to arrange a viewing and discover the full potential this property has to offer.

DISCLAIMER: Potential Buyers should be aware that the property appears to have suffered from a Sulphate Attack to the kitchen concrete flooring and as such remedial work will be required to the property to correct this issue. If you require a mortgage, we recommend that you notify your mortgage lender of this condition to ensure that they will agree to any borrowing requirements. It should be noted that Xact Homes have not undertaken any survey of the property to verify the above or the severity of the structural integrity of the property and buyers are advised to obtain their own legal and structural advice.





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: D

Tenure: Freehold



- Three Bedroom Semi Detached Property Set Behind A Large Tarmacadam Driveway With Garage
- No Upward Chain
- Highly Sought After Location
- Ground Floor Accommodation Includes Entrance Hallway, Dining Room, Living Room And Extended Breakfast Kitchen
- Outstanding Potential to Extend (STPP) Including Additional Fourth Bedroom Plus En-Suite
- Walking Distance To Dorridge Station and Park Plus All Local Schools And Amenities
- On Drive Parking For Multiple Vehicles
- Large Landscaped, Private And South Facing Rear Garden

PORCH

ENTRANCE HALLWAY

SHOWER ROOM

5' 9" x 4' 7" (1.75m x 1.40m)

LIVING ROOM

13' 11" x 13' 9" (4.24m x 4.19m)

DINING ROOM

15' 5" x 10' 0" (4.70m x 3.05m)

BREAKFAST KITCHEN

22' 2" x 8' 10" (6.76m x 2.69m)

FIRST FLOOR

BEDROOM ONE

14' 1" x 11' 8" (4.29m x 3.56m)

BEDROOM TWO

15' 5" x 11' 0" (4.70m x 3.35m)

BEDROOM THREE

11' 8" x 8' 0" (3.56m x 2.44m)



BATHROOM

7' 10" x 5' 7" (2.39m x 1.70m)

SEPARATE WC

5' 7" x 2' 11" (1.70m x 0.89m)

OUTSIDE THE PROPERTY

GARAGE

16' 1" x 7' 7" (4.90m x 2.31m)

TOTAL SQUARE FOOTAGE

122.0 sq.m (1313 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE PRIVATE LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge, freezer, dishwasher, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

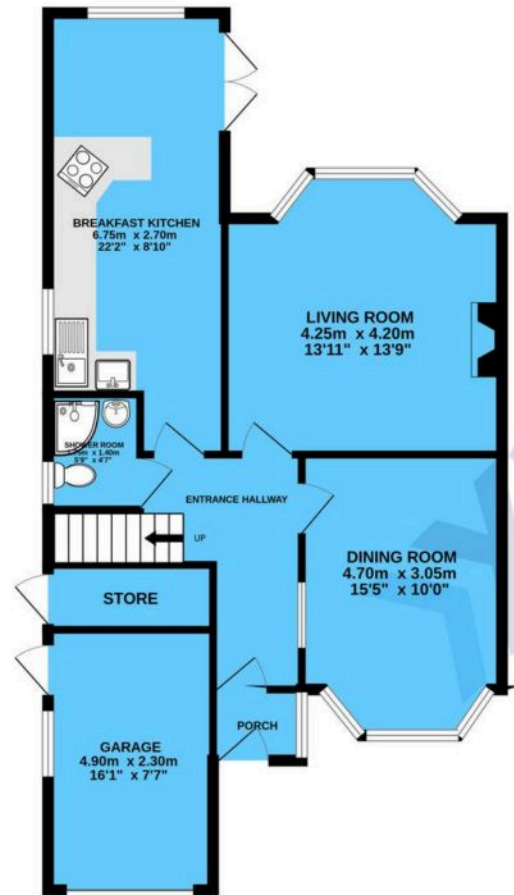
Services - mains gas and electricity. Broadband - TalkTalk (disconnected). Loft space - with lighting.



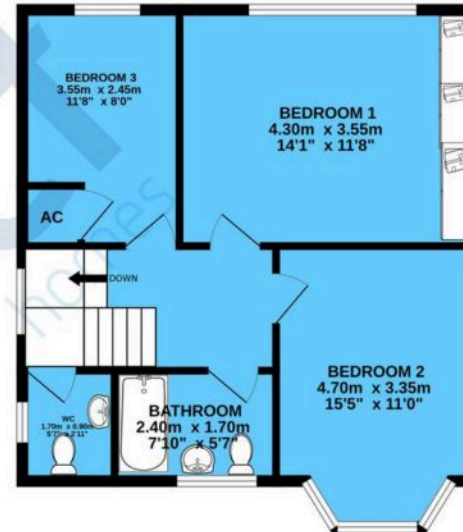
INFORMATION FOR POTENTIAL BUYERS

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: 122.0 sq.m. (1313 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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