



## Walcot Green, Dorridge

Guide Price £625,000







## PROPERTY OVERVIEW

Positioned in one of the most sought-after areas, this four-bedroom detached house which has previously been extended presents a great opportunity for further development subject to planning permission. Upon entering, you are greeted by a spacious hallway that leads to a large W/C, a well appointed breakfast kitchen and a large lounge/diner. The property also benefits from ample storage in the form of a garage and covered side veranda. The property also benefits from a useful downstairs study. Upstairs the property boasts four generous bedrooms all serviced by a family bathroom. Both bedroom one and bedroom two benefit from fitted wardrobes adding further storage. One of the standout features of this stunning residence is the south-facing garden, offering a private outdoor sanctuary where you can relax and soak up the sun in peace and tranquillity. Conveniently situated within walking distance to Dorrige Village, residents have easy access to a wealth of amenities including boutique shops, cafes, and restaurants, providing the perfect blend of convenience and leisure.





Additionally, Dorridge Station is just a short stroll away, offering excellent transport links to nearby areas, making commuting a breeze for residents.

#### 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







- Four Bedroom Detached House
- Extended Property
- Study
- Fitted Wardrobes
- Breakfast Kitchen
- Lounge/Diner
- South Facing Garden
- Walking Distance To Dorridge Village & Station

**HALLWAY**

12' 6" x 9' 1" (3.81m x 2.77m)

**WC**

7' 1" x 4' 5" (2.16m x 1.35m)

**LOUNGE/DINER**

22' 1" x 19' 1" (6.73m x 5.82m)

**STUDY**

16' 4" x 8' 8" (4.98m x 2.64m)

**BREAKFAST KITCHEN**

16' 10" x 8' 8" (5.13m x 2.64m)

**VERANDA**

39' 6" x 4' 4" (12.04m x 1.32m)

**INTEGRAL GARAGE**

17' 5" x 9' 7" (5.31m x 2.92m)





## **FIRST FLOOR**

### **BEDROOM ONE**

8' 11" x 8' 10" (2.72m x 2.69m)

### **BEDROOM TWO**

12' 8" x 10' 10" (3.86m x 3.30m)

### **BEDROOM THREE**

9' 1" x 8' 9" (2.77m x 2.67m)

### **BEDROOM FOUR**

8' 11" x 8' 10" (2.72m x 2.69m)

### **BATHROOM**

7' 3" x 5' 6" (2.21m x 1.68m)

### **TOTAL SQUARE FOOTAGE**

135.8 sq.m (1462 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **CARPORT**

#### **GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Loft space - boarded.

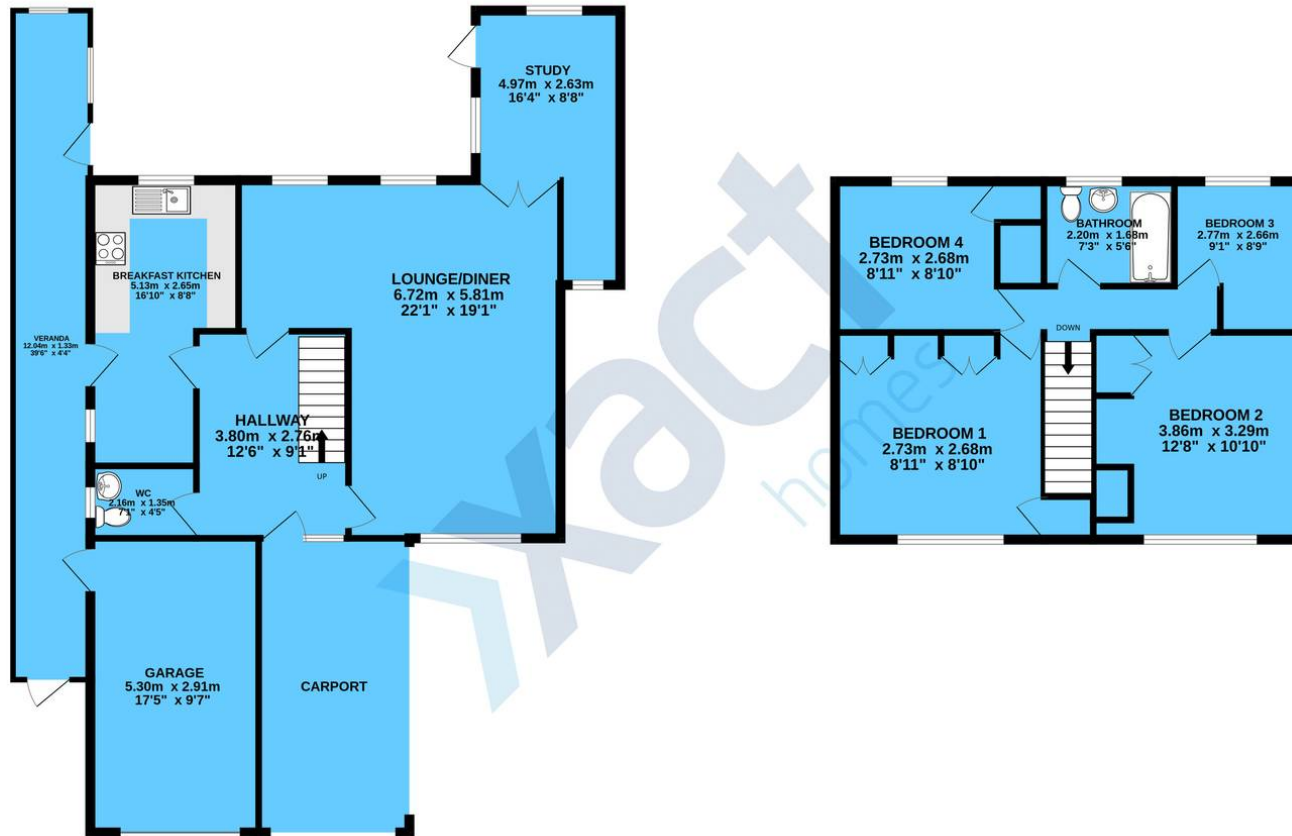
#### **MONEY LAUNDERING REGULATIONS**

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 : 135.8 sq.m. (1462 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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