



Wyken Close, Dorridge

Guide Price £650,000





PROPERTY OVERVIEW

Nestled within the peaceful quiet cul-de-sac in the sought-after locale of Dorridge, this absolutely immaculate and extended four-bedroom detached property offers a superb family home with potential for further extension (STPP). Situated within easy walking distance to the Dorridge Park, station, and esteemed schools, this residence boasts a prime location that combines convenience with a beautiful presentation. Upon arrival, a large driveway welcomes you, providing ample parking for multiple vehicles together with a garage providing superb storage space. The property greets you with a spacious entrance hallway, leading to a guest cloakroom and a sizeable utility room for added functionality. The heart of the home lies in the extended dual-aspect kitchen and dining room, offering a bright and airy space with views overlooking the well-maintained and large rear garden. The living room is equally inviting, featuring an integrated log burner and sliding patio doors that flood the space with natural light, creating a seamless connection between indoor and outdoor living. Upstairs, four excellent bedrooms await, each offering comfortable accommodation and style. A recently refurbished family bathroom exudes modern elegance, providing a tranquil retreat for relaxation and rejuvenation.



Stepping outside, the property showcases a large landscaped and private rear garden, complete with a full-width paved patio area ideal for al fresco dining and entertaining. The meticulously maintained garden provides a serene setting for outdoor enjoyment and relaxation. Noteworthy is the property's potential for further expansion, having previously obtained planning permission for an extension. Though the permission has lapsed, the opportunity remains to reapply for the extension, offering scope for customisation and enhancement to suit individual preferences and requirements. In summary, this exceptional property blends contemporary comfort with timeless charm, offering a lifestyle of elegance and convenience in a coveted location. Don't miss the chance to make this residence your own and indulge in the luxurious living experience it has to offer.





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



- Absolutely Immaculate And Extended Four Bedroom Detached Property
- Set Within A Quiet Cul-De-Sac of Dorridge And Within Easy Walking Distance To Dorridge Park, Station And Schools
- Large Driveway Providing Parking For Multiple Vehicles
- Beautifully Presented With Entrance Hallway, Guest Cloakroom And Large Utility
- Extended Dual Aspect Kitchen And Dining Room With Views To Rear Garden
- Living Room With Sliding Patio Doors
- Four Excellent Bedrooms And Refurbished Family Bathroom
- Large Landscaped And Private Rear Garden With Full Width Paved Patio Area
- Having Previously Had Planning Permission For Further Extension Which Has Currently Lapsed But Could Be Re-applied For

ENTRANCE HALLWAY

WC

LIVING ROOM

15' 9" x 14' 11" (4.80m x 4.55m)

KITCHEN/DINING ROOM

32' 2" x 11' 0" (9.80m x 3.35m)

UTILITY ROOM

7' 10" x 7' 7" (2.39m x 2.31m)

FIRST FLOOR

BEDROOM ONE

12' 4" x 12' 0" (3.76m x 3.66m)

BEDROOM TWO

12' 0" x 8' 4" (3.66m x 2.54m)

**BEDROOM THREE**

11' 0" x 8' 6" (3.35m x 2.59m)

BEDROOM FOUR

11' 0" x 7' 10" (3.35m x 2.39m)

BATHROOM

7' 9" x 7' 1" (2.36m x 2.16m)

OUTSIDE THE PROPERTY**GARAGE**

13' 1" x 8' 2" (3.99m x 2.49m)

TOTAL SQUARE FOOTAGE

129.3 sq.m (1392 sq.ft) approx.

CARPORT**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED REAR GARDEN****FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Hotpoint integrated oven, Hisense integrated hob, extractor, microwave, fridge/freezer, Indesit dishwasher, all carpets, curtains, blinds and light fittings, garden shed, car charging point and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

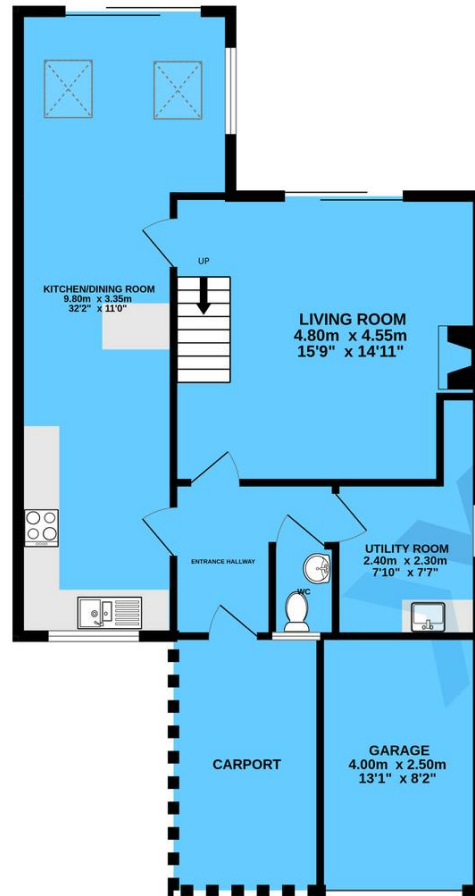
Services - mains gas, electricity and sewers.
Broadband - Virgin Media - fibre optic. Loft space - part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

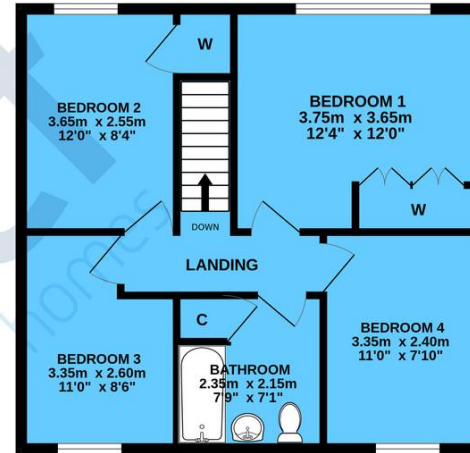
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 129.3 sq.m. (1392 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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