



Woodchester Road, Dorridge

Guide Price £750,000

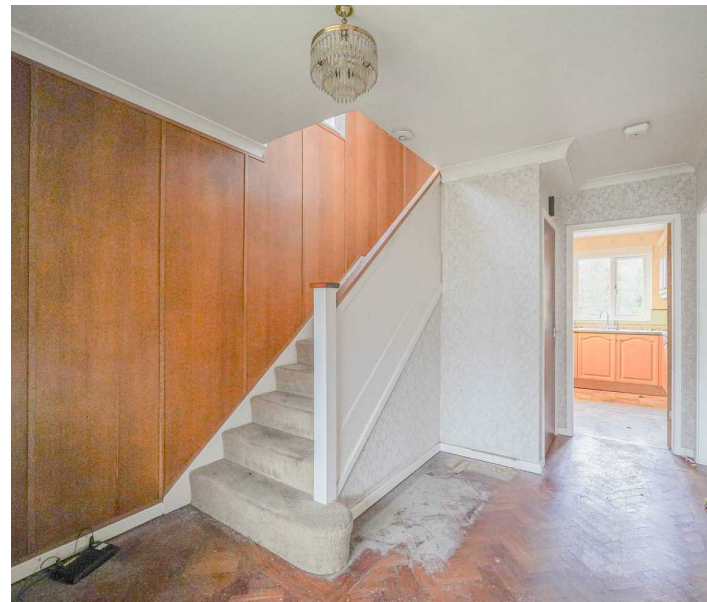




PROPERTY OVERVIEW

Nestled along a prestigious road within close proximity to the charming Dorridge Village is this exceptional extended four-bedroom detached property, boasting the potential for further extension and remodelling, subject to the necessary planning permissions. Upon entering this home, you are greeted by a sense of space and light, with two generous reception rooms providing ample space for entertaining and relaxation. A conservatory offers an additional versatile space. The property also has a breakfast kitchen with views over the south facing rear garden which leads to a downstairs W/C and utility Room.

Ascending to the first floor, there are four generously sized double bedrooms which are served by a family bathroom and separate W/C. The property's large south-facing rear garden creates an ideal outdoor space for hosting gatherings or simply basking in the sunshine. Moreover, the garden offers the perfect opportunity to introduce a versatile garden room, enhancing the property's appeal as a space for relaxation or entertainment.





This property holds a location highly sought after by families due to its close proximity to the esteemed Arden Academy, ensuring access to quality education. Additionally, being within walking distance to Dorridge Village, residents can enjoy a host of amenities including the well connected Dorridge Train Station. In conclusion, this extended property presents a unique opportunity for prospective buyers to create a bespoke living space tailored to their preferences. Offering an abundance of potential to extend and remodel, all set within a desirable location, this property stands as an exceptional opportunity for those seeking a residence with potential.

- Extended Four Bedroom Detached Property With The Potential To Extend Further
- Abundance Of Potential To Extend Further And Remodel STPP
- Two Large Reception Rooms And An Additional Conservatory
- Four Large Double Bedrooms All Serviced By The Family Bathroom
- Large South Facing Rear Garden Ideal For A Versatile Garden Room
- Located On A Prestigious Road Which Is Walking Distance To Dorridge Village
- Located In The Arden Academy Catchment Area





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

PORCH

HALL

LIVING ROOM

13' 3" x 12' 0" (4.04m x 3.66m)

DINING ROOM

11' 0" x 9' 10" (3.35m x 3.00m)

CONSERVATORY

9' 0" x 9' 0" (2.74m x 2.74m)



BREAKFAST KITCHEN

10' 6" x 9' 10" (3.20m x 3.00m)

PANTRY

UTILITY ROOM

9' 2" x 4' 7" (2.79m x 1.40m)

WC

INTEGRAL GARAGE

18' 4" x 10' 0" (5.59m x 3.05m)

FIRST FLOOR

BEDROOM ONE

13' 3" x 10' 0" (4.04m x 3.05m)

BEDROOM TWO

12' 0" x 11' 10" (3.66m x 3.61m)

BEDROOM THREE

11' 0" x 10' 1" (3.35m x 3.07m)

BEDROOM FOUR

9' 0" x 5' 11" (2.74m x 1.80m)

BATHROOM

7' 9" x 6' 11" (2.36m x 2.11m)

SEPARATE WC

TOTAL SQUARE FOOTAGE

132.5 sq.m (1426 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LARGE REAR GARDEN

**ITEMS INCLUDED IN THE SALE**

Sold as seen.

ADDITIONAL INFORMATION

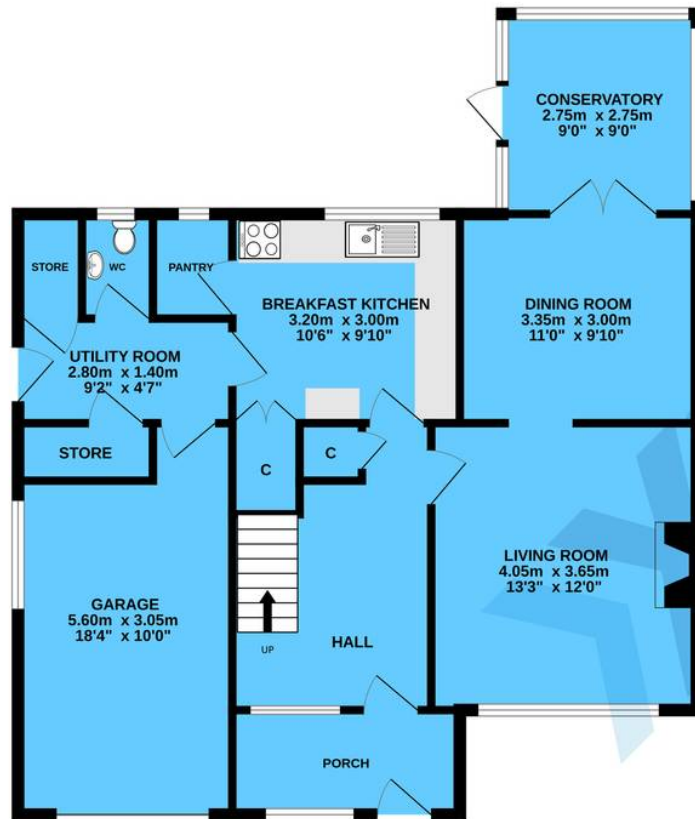
Services - TBC.

MONEY LAUNDERING REGULATIONS

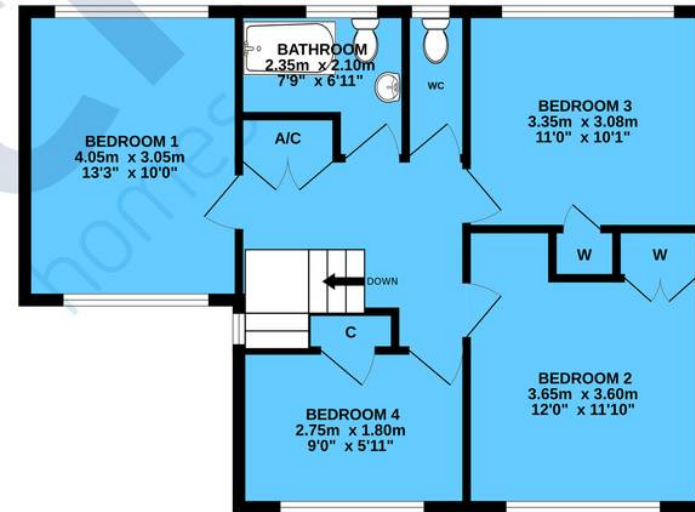
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 132.5 sq.m. (1426 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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