



Greytree Crescent, Dorridge

Guide Price £825,000





PROPERTY OVERVIEW

Significantly extended and boasting five bedrooms and two bathrooms, this detached property is nestled within a peaceful cul-de-sac in the sought-after area of Dorridge. As you approach the property, you are greeted by a block paved driveway that offers ample parking space and leads to a double garage, providing convenience and security for multiple vehicles.

The ground floor of this stunning home features a welcoming entrance hallway with a guest cloakroom, two reception rooms - including a spacious living room and dining room - and a modern open-plan breakfast kitchen which seamlessly flows into the utility room.

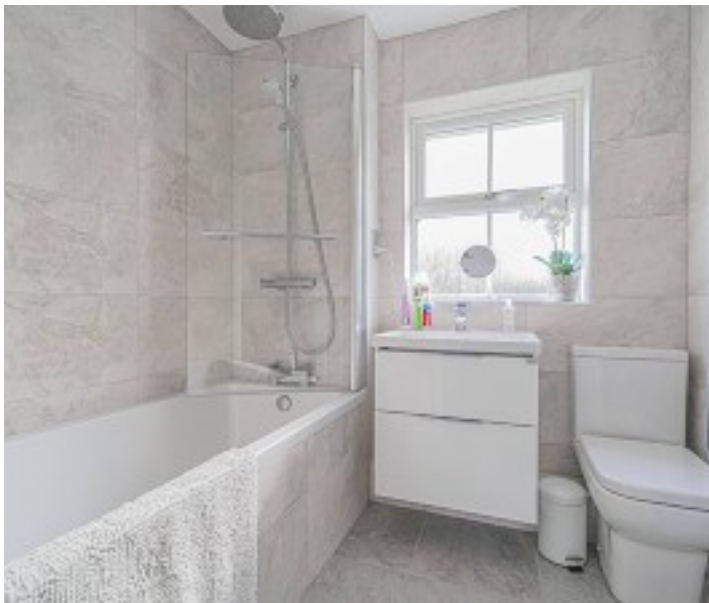
Moving to the first floor, you will find five generously sized bedrooms, with the principal bedroom benefiting from an updated en-suite shower room. The luxury family bathroom services the remaining bedrooms with style and practicality, having been recently modernised.





The double garage has been cleverly designed with part of it utilised as a utility area, conveniently accessible from the breakfast kitchen. The superb outside space is a highlight of this property, with an excellent south-facing landscaped rear garden mainly laid with lawn and a full-width paved patio area; perfect for enjoying outdoor relaxation or entertaining friends and family.

In addition to its many features, this property is offered to the market with the benefit of no upward chain, making it an enticing prospect for those looking to move quickly. Located within the catchment area of the acclaimed Arden Academy and within walking distance of Dorridge Station, as well as local schools and amenities, this property is not just a beautiful family home but also offers an exceptional lifestyle opportunity.





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: G

Tenure: Freehold





- Significantly Extended Five Bedroom And Two Bathroom Detached Property Set Within A Quiet Cul-De-Sac Of Dorridge
- Set Behind A Block Paved Driveway Providing Ample Parking And Leading To A Double Garage
- All Ground Floor Accommodation Accessed Via Entrance Hallway With Guest Cloakroom, Two Receptions Including Living Room And Dining Room Plus Modern Open Plan Breakfast Kitchen Leading To Utility
- To The First Floor Are Five Excellent Bedrooms With The Principal Bedroom Boasting An Updated En-Suite And All Further Bedrooms Serviced Via A Luxury Family Bathroom
- Double Garage Part Utilised As Utility Conveniently Accessed From Breakfast Kitchen
- Excellent South Facing Landscaped Rear Garden Mainly Laid With Lawn And Full Width Paved Patio Area
- Offered To The Market With No Upward Chain And Located Within The Arden Academy Catchment Area
- Superb Family Home Located Walking Distance To Dorridge Station And All Local Schools And Amenities



ENTRANCE HALL

WC

BREAKFAST KITCHEN

19' 10" x 8' 8" (6.05m x 2.65m)

UTILITY

8' 4" x 7' 7" (2.55m x 2.30m)

LIVING ROOM

16' 7" x 13' 3" (5.05m x 4.05m)

DINING ROOM

13' 3" x 9' 0" (4.05m x 2.75m)

INTEGRAL GARAGE

17' 5" x 15' 7" (5.30m x 4.75m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 1" x 11' 4" (4.30m x 3.45m)

ENSUITE

7' 5" x 5' 1" (2.25m x 1.55m)

BEDROOM TWO

18' 6" x 7' 5" (5.65m x 2.25m)

BEDROOM THREE

12' 6" x 9' 4" (3.80m x 2.85m)

BEDROOM FOUR

10' 8" x 8' 10" (3.25m x 2.70m)

BEDROOM FIVE

8' 10" x 8' 2" (2.70m x 2.50m)

BATHROOM

7' 7" x 5' 11" (2.30m x 1.80m)

TOTAL SQUARE FOOTAGE

174.0 sq.m (1873 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

ITEMS INCLUDED IN THE SALE

Freestanding cooker, kitchen extractor, microwave, fridge/freezer, additional integrated fridge, wine cooler, dishwasher, underfloor heating, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom, metal shed and trampoline.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Central heating - gas. Broadband - FTTP (fibre to the premises).

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 : 174.0 sq.m. (1873 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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