



Grange Road, Dorridge

Guide Price £645,000





PROPERTY OVERVIEW

Situated in a highly sought-after location within walking distance to Dorridge Village, this recently modernised three-bedroom detached bungalow offers a perfect blend of comfort and convenience. Upon arrival, the property greets you with a large tarmac driveway and front lawn, complemented by a double tandem garage, providing ample parking space for multiple vehicles. Stepping through the large entrance porch, all accommodations can be accessed via the main hallway, ensuring a seamless flow throughout the home. The heart of the property lies at the rear, where a full-width lounge/diner beckons, enhanced by two sets of sliding patio doors that lead out to the garden. Adjacent is the newly fitted kitchen, presenting a contemporary and functional space ideal for culinary enthusiasts. At the front of the property, three well-proportioned bedrooms await, including two large double bedrooms. These rooms are impeccably serviced by a modern bathroom featuring both a bath and shower, as well as a separate guest cloakroom for added convenience.





Beyond the interiors, the property boasts an excellent south-facing landscaped rear garden, featuring a large patio area. Presented to the market with the added benefit of no upward chain, this ideally sized bungalow offers a prime location ensuring easy access to Dorridge Village and its wealth of local amenities, promising a lifestyle of comfort and convenience at your fingertips. Boasting a modern and thoughtfully designed interior, coupled with its close proximity to Dorridge village amenities, this property stands as an excellent opportunity for those seeking a welcoming and well-appointed residence in a desirable locale. Furthermore, the property offers the exciting prospect of potential expansion with planning permission in place for a large rear extension, allowing for further customisation to suit individual preferences and requirements.

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

- Three Bedroom Detached Bungalow Which Has Been Recently Modernised Located Walking Distance To Dorridge Village
- Set Behind A Large Tarmac Driveway And Front Lawn With A Double Tandem Garage Providing Ample Parking
- All Accommodation Is Accessed Via The Main Hallway Which Is Located Through The Large Entrance Porch
- The Rear Of The Property Is Comprised Of A Full Width Lounge/Diner ,With Two Sets Of Sliding Patio Doors Leading To The Garden, And A Newly Fitted Kitchen
- The Front Of The Property Houses Three Good Bedrooms Two Of Which Are Large Double Bedrooms All Serviced By A Modern Bathroom ,With Both Bath And Shower, And A Separate Guest Cloakroom
- Excellent South Facing Landscaped Rear Garden With A Large Patio Area
- Offered To The Market With The Benefit Of No Upward Chain
- Ideally Sized Bungalow Located Within A Short Walk Of Dorridge Village And All Local Amenities
- With Planning Permission For A Large Rear Extension

**ENTRANCE PORCH**

16' 9" x 4' 7" (5.11m x 1.40m)

HALLWAY**WC****LOUNGE/DINER**

23' 7" x 12' 2" (7.19m x 3.71m)

KITCHEN

10' 2" x 9' 10" (3.10m x 3.00m)

BEDROOM ONE

13' 2" x 8' 11" (4.01m x 2.72m)

BEDROOM TWO

12' 2" x 10' 5" (3.71m x 3.18m)

BEDROOM THREE

10' 2" x 7' 3" (3.10m x 2.21m)

BATHROOM

9' 10" x 4' 11" (3.00m x 1.50m)

INTEGRAL DOUBLE TANDEM GARAGE

32' 2" x 7' 10" (9.80m x 2.39m)

TOTAL SQUARE FOOTAGE

112.3 sq.m (1209 sq.ft) approx.

OUTSIDE THE PROPERTY**LANDSCAPED GARDEN WITH LARGE PATIO AREA****ITEMS INCLUDED IN THE SALE**

TBC

ADDITIONAL INFORMATION

Services - mains electric and sewers.



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.

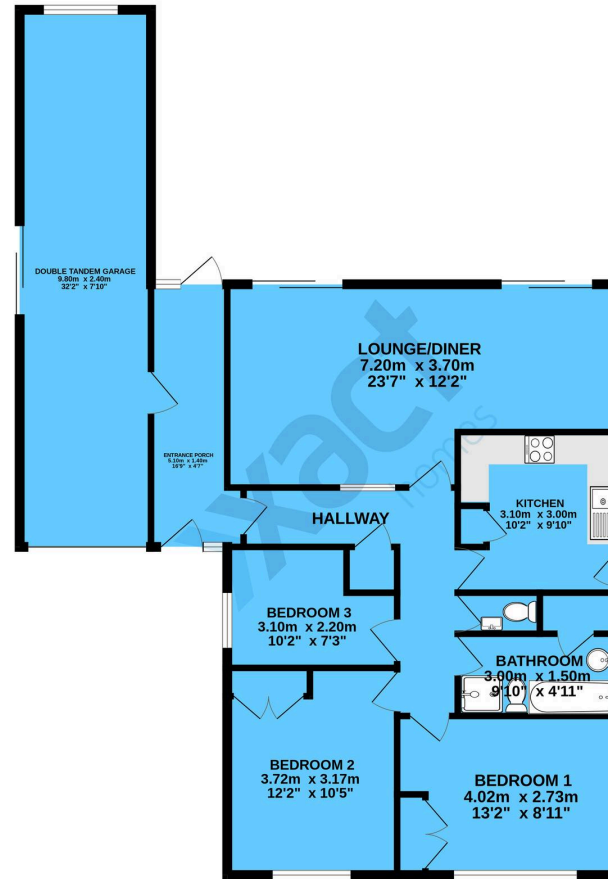
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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



TOTAL FLOOR AREA: 112.3 sq.m. (1209 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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