



Hanbury Road, Dorridge

Guide Price £575,000





PROPERTY OVERVIEW

Situated in a prime location, this charming three-bedroom 1950s semi-detached house offers an ideal family home, within walking distance to Dorridge Station and a range of local amenities. Perfectly positioned for accessing reputable schools, this property is sure to impress discerning homebuyers seeking a blend of convenience and comfort.

Upon entering, the entrance hallway provides seamless access to all downstairs accommodation. The spacious dual-aspect lounge diner bathes in natural light and offers a versatile living space, complemented by a separate kitchen which leads to a convenient utility area and downstairs WC. The property is further enhanced by an integral single garage providing storage space, in addition to a block-paved driveway and lawn offering ample parking facilities.



Ascending to the first floor, three well-proportioned bedrooms await, two of which are double bedrooms, providing comfortable living quarters for the entire family. These rooms are serviced by a well-appointed family shower room, ensuring both style and functionality.



For those who appreciate outdoor living, the property features a South Easterly facing landscaped garden with a full-width patio area, perfect for outdoor dining and entertaining guests. This private and beautifully maintained garden provides a tranquil retreat for relaxation and leisure activities.

Offered to the market with no upward chain, this property presents an opportunity for a hassle-free transition to a new home. Furthermore, being located within the catchment area of the esteemed Arden Academy adds further appeal to this desirable residence.

Overall, this semi-detached house offers a superb opportunity for families looking for a well-connected and comfortable living environment. With its convenient location, spacious accommodation, and attractive features, this property is sure to attract those seeking a modern and functional family home. Book a viewing today to fully appreciate the charm and potential this property has to offer.





- Three Bedroom Semi Detached 1950s Home Ideally Located For Local Schools
- Superb Family Home Located Walking Distance To Dorridge Station And All Local Schools And Amenities
- All Downstairs Accommodation Is Accessed Via The Entrance Hallway Which Leads To A Large Dual Aspect Lounge Diner, Separate Kitchen And Utility Room Leading To Downstairs WC
- Set Behind A Block Paved Driveway And Lawn Providing Ample Parking With The Addition Of An Integral Single Garage
- To The First Floor The Property Is Comprised Of Three Bedrooms, Two Of Which Are Double, All Serviced By A Well Appointed Family Shower Room
- Boasting A South Easterly Facing Landscaped Garden With Full Width Patio
- Offered To The Market With No Upward Chain And Located Within 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: D

Tenure: Freehold



ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE / DINER

23' 0" x 10' 8" (7.00m x 3.25m)

KITCHEN

8' 0" x 7' 9" (2.45m x 2.35m)

UTILITY ROOM

7' 1" x 5' 3" (2.15m x 1.60m)

STORE

WC

INTEGRAL GARAGE

15' 9" x 7' 1" (4.80m x 2.15m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 10" x 11' 0" (3.60m x 3.35m)

BEDROOM TWO

12' 0" x 10' 8" (3.65m x 3.25m)

BEDROOM THREE

8' 4" x 6' 9" (2.55m x 2.05m)

SHOWER ROOM

7' 5" x 5' 5" (2.25m x 1.65m)

TOTAL SQUARE FOOTAGE

101.6 sq.m (1094 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH EASTERLY FACING LANDSCAPED GARDEN

FULL WIDTH PATIO



ITEMS INCLUDED IN THE SALE

Free-standing cooker, all carpets, all light fittings and garden shed.

ADDITIONAL INFORMATION

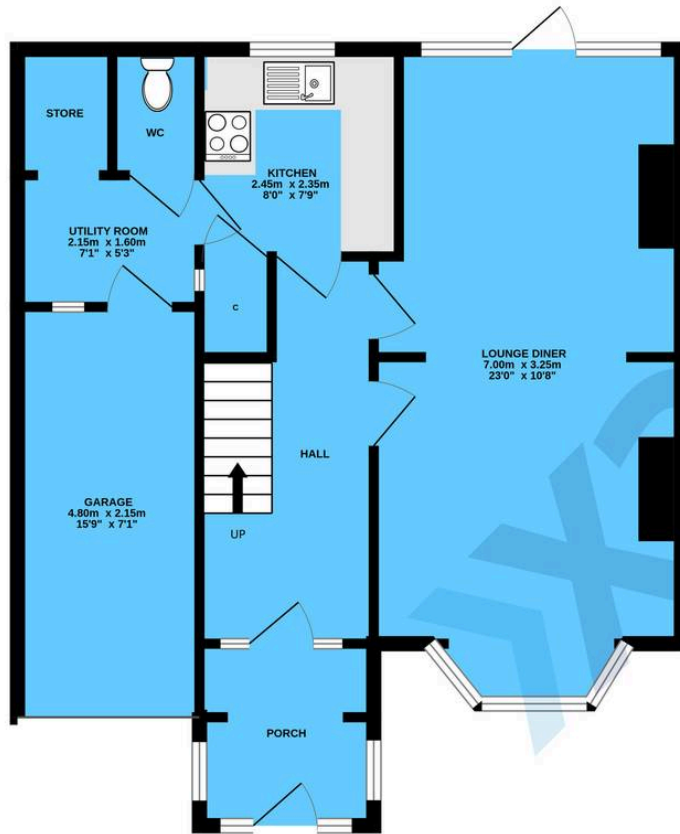
Services - direct mains water, sewers and electricity.
Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

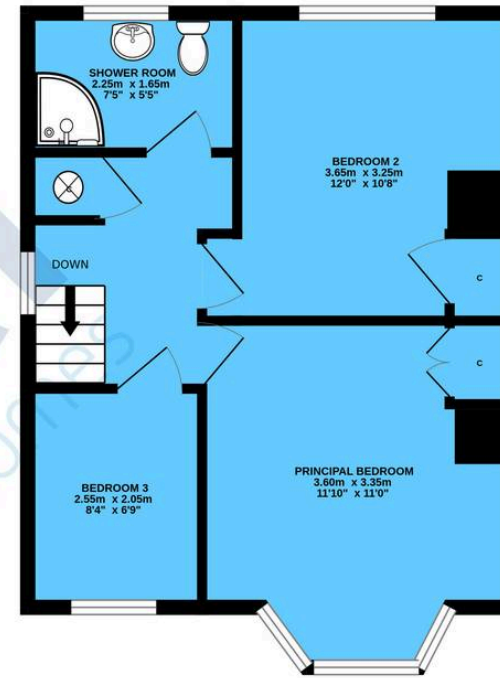
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 101.6 sq.m. (1094 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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