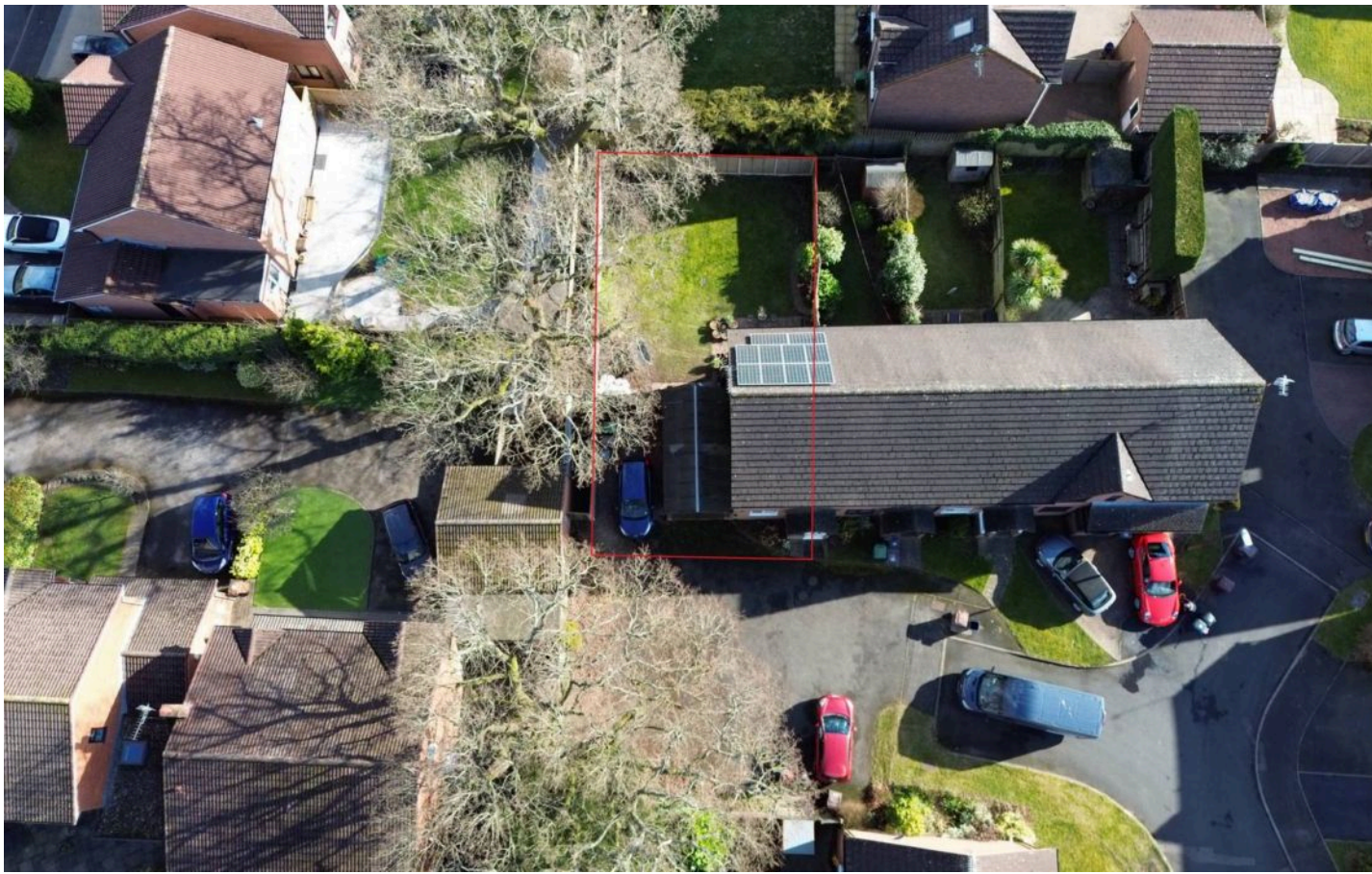




Hazeltree Grove, Dorridge

Guide Price £375,000





PROPERTY OVERVIEW

Presenting a thoughtfully modernised two-bedroom end terrace house, impeccably situated on a sizeable corner plot, this property offers a harmonious blend of comfort and convenience in a sought-after location. Positioned on a large corner plot, this property boasts the potential to extend or even build another dwelling to the side, subject to obtaining the necessary planning permissions. Stepping through the front door, you are welcomed through the hallway into a spacious lounge that exudes a sense of warmth and tranquillity. The room is flooded with natural light pouring in through the French doors that open up to reveal a glimpse of the rear garden, enhancing the indoor-outdoor connection. To the front of the property lies the modern fitted kitchen, designed to cater to the culinary enthusiast with its sleek finishes and practical layout. Ascending to the first floor, the property reveals two generously proportioned bedrooms, both offering a serene sanctuary for rest and relaxation. These bedrooms are serviced by a contemporary family bathroom, complete with quality fixtures and fittings for added convenience and comfort. Beyond the interiors, the property extends its appeal with a generously sized rear garden that stretches to the side of the property, providing ample space for outdoor enjoyment and entertaining.





This property holds the significant advantage of being offered to the market with no upward chain, streamlining the purchasing process and affording the new owners a seamless transition. Positioned within walking distance to Dorridge Train Station and all of Dorridge's amenities, residents will enjoy easy access to a wealth of local conveniences, from shops and restaurants to leisure facilities and public transport connections. Furthermore, the property is nestled within the prestigious Arden Academy catchment, ensuring access to high-quality education for families seeking an exceptional learning environment for their children. In summary, this meticulously modernised two-bedroom end terrace house presents a rare opportunity to acquire a property of distinction in a prime location, where comfort, convenience, and quality living converge seamlessly.

- Offered To The Market With The Benefit Of No Upward Chain
- Potential To Extend Or Build Another Dwelling To The Side STPP
- Modernised Two Bedroom End Terrace House Situated On A Large Corner Plot
- Downstairs The Property Has A Large Lounge With French Doors Opening Onto The Rear Garden & A Modern Fitted Kitchen To The Front Of The Property
- Upstairs The Property Boasts Two Generous Bedrooms Both Are Serviced By A Modern Family Bathroom
- To The Rear Of The Property Is A Large Rear Garden Which Stretches To The Side Of The Property
- Located Within Walking Distance To Dorridge Train Station And All Of Dorridge's Amenities
- Set In The Prestigious Arden Academy Catchment



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: C

Tenure: Freehold

PORCH

HALLWAY

KITCHEN

10' 5" x 9' 5" (3.18m x 2.87m)

LOUNGE

13' 0" x 10' 4" (3.96m x 3.15m)



FIRST FLOOR

BEDROOM ONE

14' 1" x 9' 5" (4.29m x 2.87m)

BEDROOM TWO

10' 7" x 7' 1" (3.23m x 2.16m)

BATHROOM

7' 4" x 6' 5" (2.24m x 1.96m)

TOTAL SQUARE FOOTAGE

62.0 sq.m (667 sq.ft) approx.

OUTSIDE THE PROPERTY

GENEROUS SIZED GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge and freezer.

ADDITIONAL INFORMATION

Services - mains water, electricity and sewers.

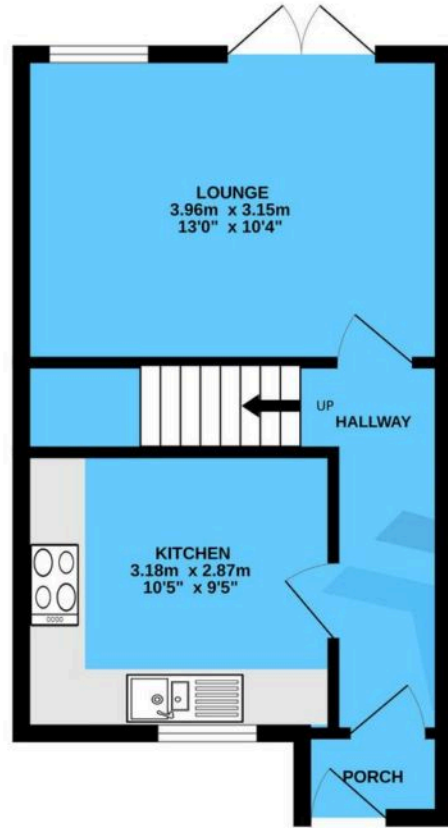
Broadband - FTTC (fibre to the cabinet).



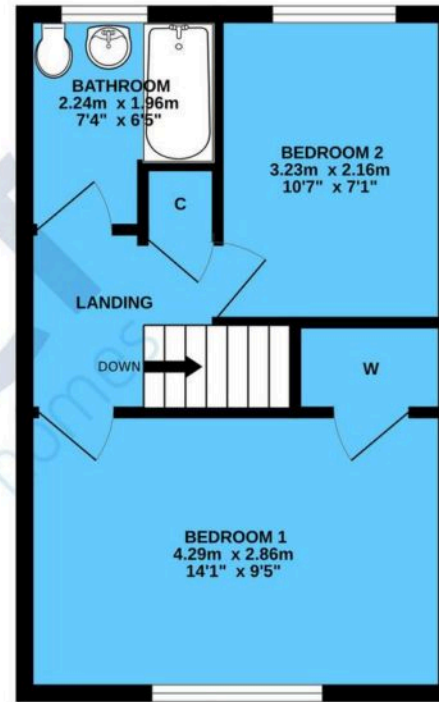
INFORMATION FOR POTENTIAL BUYERS

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 : 62.0 sq.m. (667 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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