



Winster Avenue, Dorridge

Guide Price £495,000





## PROPERTY OVERVIEW

Nestled within the sought-after community of Dorridge, this exquisite modern detached house offers an exceptional blend of style, comfort, and convenience. Boasting a contemporary design with thoughtful touches throughout, this three-bedroom, two-bathroom residence presents a seamless fusion of modern living spaces and functionality. Upon entering the property, you are greeted by a well-appointed modern breakfast kitchen to the front, complete with fully integrated appliances that cater to both form and function. The adjoining lounge to the rear beckons with its inviting ambience and features French doors that open up to the rear garden, infusing the space with natural light and providing a seamless indoor-outdoor connection. The first floor of the property comprises two generously sized double bedrooms, with one bedroom offering fitted wardrobes for ample storage space. These bedrooms are serviced by a well-appointed family bathroom that exudes a touch of elegance and functionality. Ascending to the second floor, you will discover the piece de résistance - the expansive principal bedroom. This private retreat boasts a luxurious modern en-suite shower room, offering a tranquil sanctuary to unwind and rejuvenate after a long day.



Outside, the property features a meticulously landscaped garden to the rear, providing a serene setting for outdoor relaxation and entertainment. Conveniently situated within walking distance to Dorridge Station and all of Dorridge's amenities, this property presents an enviable lifestyle that seamlessly integrates urban conveniences with suburban tranquillity. Moreover, the property is located within the prestigious Arden Academy catchment area, offering access to top-tier educational opportunities for families. Offered to the market with the added benefit of no upward chain, this modern semi-detached house represents a rare opportunity to acquire a sophisticated and well-appointed residence in a highly coveted location. Don't miss your chance to make this exceptional property your own and experience the epitome of contemporary living in Dorridge.

- Offered To The Market With The Benefit Of No Upward Chain
- Modern Three Bedroom Two Bathroom Detached House
- Downstairs The Property Boasts A Modern Breakfast Kitchen To The Front With Fully Integrated Appliances & A Lounge To The Rear With French Doors To The Garden
- To The First Floor Are Two Double Bedrooms, With One Affording Fitted Wardrobes Both Serviced By The Well Appointed Family Bathrooms
- On The Second Floor Is The Large Principal Bedroom Which Benefits From A Modern En-Suite Shower Room
- To The Rear Of The Property Is A Well Appointed Landscaped Garden
- Located Within Walking Distance To Dorridge Station & 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: D

Tenure: Freehold

#### HALL

#### WC

#### BREAKFAST KITCHEN

12' 0" x 7' 10" (3.66m x 2.39m)

#### LOUNGE

14' 6" x 10' 10" (4.42m x 3.30m)



## FIRST FLOOR

### BEDROOM TWO

11' 7" x 8' 0" (3.53m x 2.44m)

### BEDROOM THREE

9' 7" x 8' 0" (2.92m x 2.44m)

### BATHROOM

7' 11" x 5' 9" (2.41m x 1.75m)

## SECOND FLOOR

### PRINCIPAL BEDROOM

15' 2" x 10' 9" (4.62m x 3.28m)

### ENSUITE

4' 6" x 4' 5" (1.37m x 1.35m)

### TOTAL SQUARE FOOTAGE

88.8 sq.m (956 sq.ft) approx.

### OUTSIDE THE PROPERTY

### LANDSCAPED REAR GARDEN

### DRIVEWAY PARKING

### ITEMS INCLUDED IN THE SALE

TBC

### ADDITIONAL INFORMATION

Services - mains water, gas, electricity and sewers.

Broadband - Sky.

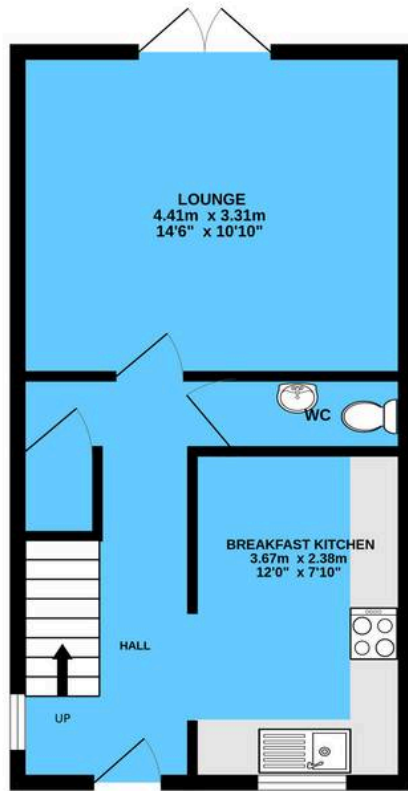


#### **INFORMATION FOR POTENTIAL BUYERS**

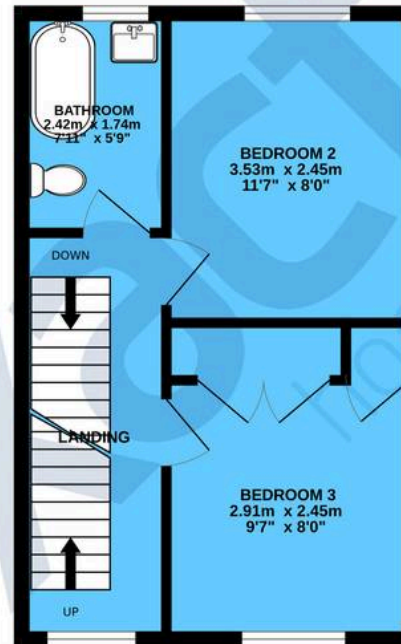
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



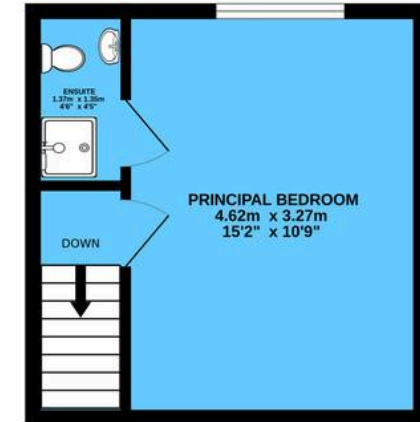
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 88.8 sq.m. (956 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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