



Earlswood Road, Dorridge

Guide Price £595,000





## PROPERTY OVERVIEW

Situated in a sought-after location and with the benefit of no upward chain, this property presents an exceptional opportunity for those seeking both space and potential. Only a short stroll from the serene Dorridge Park and the convenient Dorridge Station, the property offers both tranquility and easy access to local amenities and transport links.

This spacious four-bedroom detached house boasts the potential to extend and modernise, subject to obtaining necessary planning permissions, making it an ideal investment for those looking to tailor their living space to personal preferences. The property sits behind a driveway and lawned foregarden, featuring a carport and garage, adding convenience and practicality to every-day living.

Upon entering the residence, one is welcomed into a bright and airy entrance hallway leading to a guest cloakroom, a living room to the front elevation, a dining room, a conservatory, and a breakfast kitchen. A utility room further enhances the functionality of the property, seamlessly guiding residents into the garage for added convenience.





Ascending to the first floor, four bedrooms await, offering ample space and comfort for a growing family or visiting guests. A family shower room caters to the practicalities of a modern household, ensuring both style and functionality are seamlessly integrated into the property.

Further enhancing the property's appeal is a workshop to the rear, along with a beautifully landscaped garden predominantly laid with lawn, creating a serene outdoor space perfect for relaxation or entertainment.

Located within the desirable catchment area of all Knowle and Dorridge schools, this property provides not only a comfortable living space but the opportunity for a fantastic lifestyle within a highly regarded community. Don't miss the chance to make this property your own and unlock its full potential.



- No Upward Chain
- Located A Short Walk To Dorridge Park And Station
- Four Bedroom Detached With Potential To Extend And Modernise Subject To Planning Permission
- Set Behind A Driveway And Lawned Foregarden With Carport And Garage
- Entrance Hallway Leading To Guest Cloakroom, Living Room, Dining Room, Conservatory And Breakfast Kitchen Plus Utility Leading Into Garage
- Four Bedrooms To First Floor And Family Shower Room
- Workshop To Rear With Landscaped Garden Which Is Mainly Laid With Lawn
- Fantastic Potential All Located Within Dorridge And Arden 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: E

Tenure: Freehold





#### **ENTRANCE HALLWAY**

#### **WC**

#### **BREAKFAST KITCHEN**

9' 10" x 9' 8" (3.00m x 2.95m)

#### **DINING ROOM**

9' 8" x 9' 7" (2.95m x 2.91m)

#### **LIVING ROOM**

19' 10" x 12' 2" (6.05m x 3.70m)

#### **UTILITY ROOM**

7' 1" x 4' 5" (2.15m x 1.35m)

#### **CONSERVATORY**

15' 1" x 7' 1" (4.60m x 2.15m)

#### **INTEGRAL GARAGE**

16' 7" x 8' 8" (5.05m x 2.65m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 4" x 10' 8" (3.75m x 3.25m)

#### **BEDROOM TWO**

12' 2" x 8' 10" (3.70m x 2.70m)

#### **BEDROOM THREE**

11' 0" x 9' 6" (3.35m x 2.90m)

#### **BEDROOM FOUR**

9' 0" x 6' 11" (2.75m x 2.10m)

#### **SHOWER ROOM**

8' 6" x 5' 9" (2.60m x 1.75m)

#### **TOTAL SQUARE FOOTAGE**

161.9 sq.m (1743 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **CARPORT**

### **LANDSCAPED GARDEN**

### **WORKSHOP**

## **ITEMS INCLUDED IN THE SALE**

Zanussi free-standing cooker, extractor, Liebherr fridge, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms, fire in living room and workshop.

## **ADDITIONAL INFORMATION**

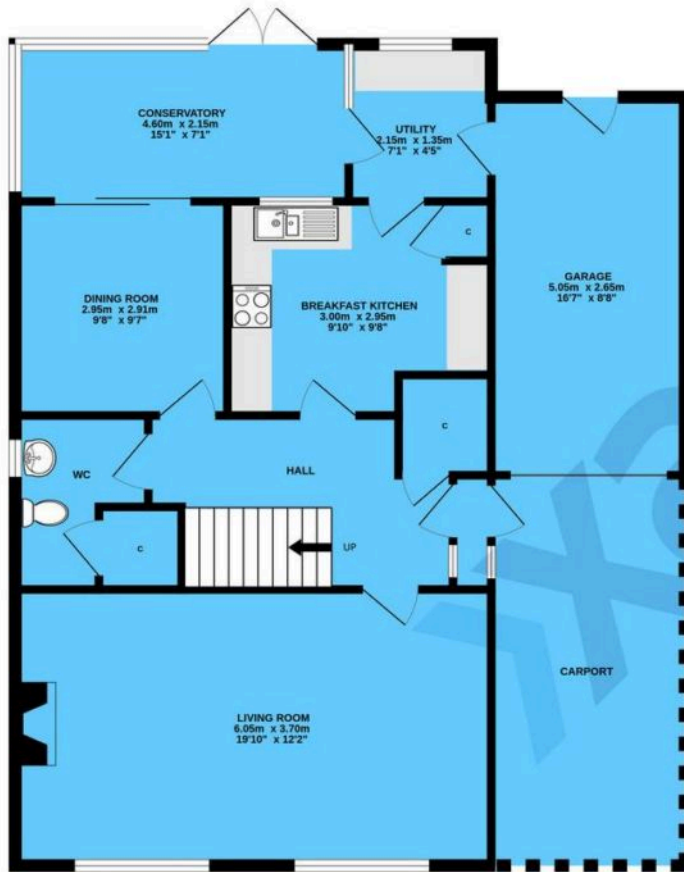
Services - direct mains water (with water meter), gas central heating, sewers and electricity.

## **INFORMATION FOR POTENTIAL BUYERS**

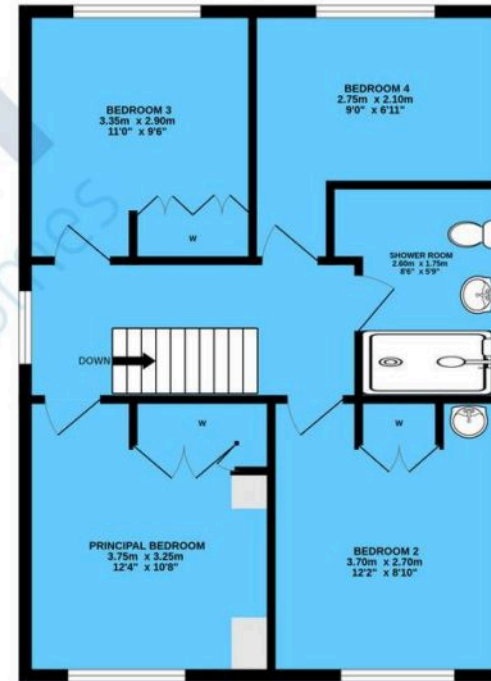
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 161.9 sq.m. (1743 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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