



Bramshall Drive, Dorridge

Offers Over **£700,000**



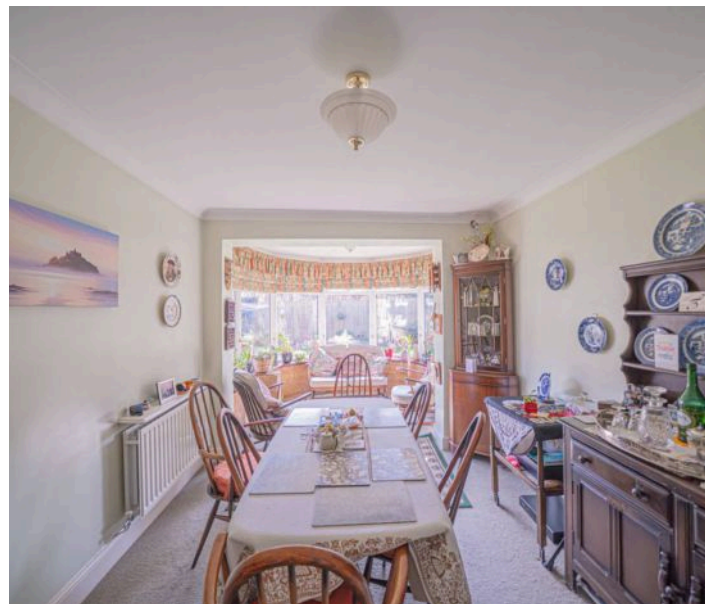


PROPERTY OVERVIEW

Introducing this superb and extended four bedroom detached property, ideally situated within a sought-after cul-de-sac location, just a short stroll away from Dorridge Station and within proximity to all local schools, making it an excellent choice for families seeking convenience and connectivity.

Upon entering this impressive residence, one is welcomed by a spacious and inviting layout, featuring three well-appointed reception rooms – a living room, an extended dining room, and a study – all thoughtfully designed to cater to modern living requirements. A well-equipped breakfast kitchen and utility area complement the ground floor, providing functionality and practicality for daily activities.

Ascending to the first floor, the property boasts four excellent bedrooms, with the principal bedroom benefiting from an ensuite shower room for added privacy and comfort. The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring convenience and luxury for all occupants.

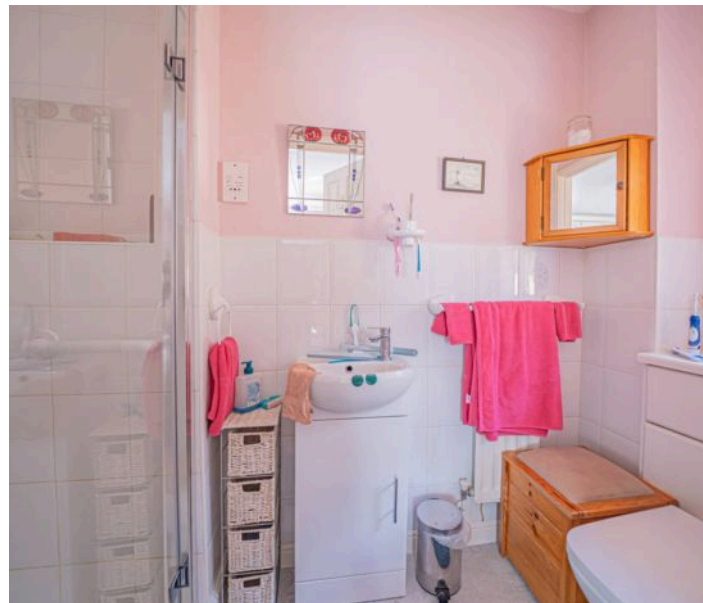




Externally, this property offers a double garage and a tarmac driveway, providing ample space for secure off-road parking, while enhancing the overall aesthetic appeal of the residence. A south-facing rear garden presents a serene outdoor space, perfect for relaxation and entertaining, offering a peaceful retreat to enjoy the outdoors in privacy.

This property combines modern amenities with convenience and style, making it an exceptional opportunity for discerning buyers seeking a well-appointed family home in a desirable location. With its prime positioning near transportation links and local schools, this residence offers the ideal blend of comfort and accessibility, catering to the needs of contemporary living.

In conclusion, this property presents a superb opportunity to acquire a spacious and elegant family home set within a quiet cul-de-sac. Arrange a viewing today to experience first-hand the comfort, luxury, and convenience that this remarkable property has to offer.



- Superb And Extended Four Bedroom Detached Property
- Located Within Walking Distance To Dorridge Station And All Local Schools
- Three Reception Rooms Including Living Room, Extended Dining Room And Study Plus Breakfast Kitchen And Utility To Ground Floor
- Four Excellent Bedrooms To First Floor, Principal Bedroom With Ensuite And Family Bathroom Servicing Remaining Bedrooms
- Double Garage And Tarmac Driveway
- South Facing Rear Garden



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: G

Tenure: Freehold



ENTRANCE PORCH

ENTRANCE HALLWAY

BREAKFAST KITCHEN

14' 9" x 8' 6" (4.50m x 2.60m)

UTILITY

8' 2" x 5' 1" (2.50m x 1.55m)

DINING ROOM

18' 1" x 9' 4" (5.50m x 2.85m)

LIVING ROOM

16' 5" x 15' 3" (5.00m x 4.65m)

STUDY

8' 6" x 8' 2" (2.60m x 2.50m)

WC

INTEGRAL DOUBLE GARAGE

17' 3" x 16' 5" (5.25m x 5.00m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 9" x 11' 2" (4.50m x 3.40m)

ENSUITE

8' 2" x 3' 7" (2.50m x 1.10m)

BEDROOM TWO

16' 5" x 12' 4" (5.00m x 3.75m)

BEDROOM THREE

14' 11" x 8' 10" (4.55m x 2.70m)

BEDROOM FOUR

11' 2" x 9' 10" (3.40m x 3.00m)

BATHROOM

8' 2" x 4' 11" (2.50m x 1.50m)

TOTAL SQUARE FOOTAGE

176.0 sq.m (1894 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all blinds and all light fittings.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). 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.

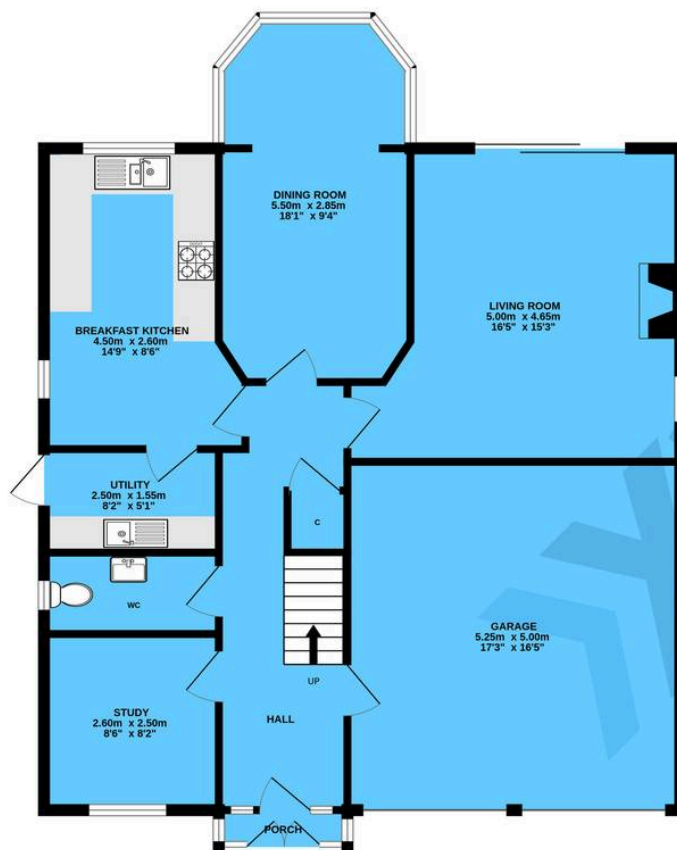
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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 : 176.0 sq.m. (1894 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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