



# Dorridge Croft, Dorridge

Guide Price £850,000





## PROPERTY OVERVIEW

Nestled within a charming cul-de-sac of Dorridge, this four-bedroom detached house boasts an outstanding location which is within walking distance to the village and train station, plus a stones throw away from Dorridge park. As you approach the property, you are greeted by a meticulously landscaped front garden and a tarmac driveway leading to a double garage, providing ample parking space for multiple vehicles. This property offers outstanding potential for extension subject to the necessary planning permissions and is ideal for those seeking to create their dream home.

Upon entering the property, a large entrance hallway sets the tone for the sophisticated interior, leading to two well-appointed reception rooms, including a dual aspect living room and dining room, ideal for entertaining guests. The modern kitchen is a culinary delight, equipped with sleek fixtures and fittings, complemented by a convenient guest WC on the ground floor.

Ascend to the first floor, where you will find four generously proportioned bedrooms, each exuding comfort and style. These bedrooms are serviced by a modern family bathroom, offering both functionality and luxury in equal measure.





To the rear of the property lies a large landscaped garden, predominantly laid with a lush lawn, creating a tranquil outdoor escape perfect for relaxing or hosting gatherings with family and friends. The garden also includes a storage shed to the rear and a home office situated to the side of the garage.

Conveniently situated in the heart of Dorridge, this property enjoys close proximity to Dorridge Station, providing easy access to mainline transport links. Residents will also benefit from being mere moments away from the plethora of amenities that Dorridge has to offer, including boutique shops, cafes, restaurants, and highly-regarded schools.

Presented to the market with the added advantage of no upward chain, this exceptional property presents a rare opportunity to acquire a luxurious family home in a sought-after location and with outstanding potential. With its impressive layout, stylish finishes, and enviable location, this residence epitomises modern living at its finest. Arrange a viewing today to experience firsthand the allure of this stunning property.





## 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: F

Tenure: Freehold





- Four Bedroom Detached Property Located On A Large Plot
- Set Behind A Landscaped Front Garden And Tarmac Driveway Which Is Supported By A Double Garage
- The Property Is Accessed Via A Large Entrance Hallway Which Leads To Two Reception Rooms, A Modern Kitchen And Guest WC
- To The First Floor Are Four Well Proportioned Bedrooms, All Of Which Are Serviced By A Modern Family Bathroom
- To The Rear Of The Property Is A Large Landscaped Garden, Mostly Laid With Lawn
- Located In The Heart Of Dorridge, A Stones Throw Away From Dorridge Station And All Of Dorridge's Amenities
- Offered To The Market With The Benefit Of No Upward Chain



## **ENTRANCE HALLWAY**

### **WC**

### **KITCHEN**

17' 9" x 8' 6" (5.40m x 2.60m)

### **DINING ROOM**

14' 9" x 9' 10" (4.50m x 3.00m)

### **LIVING ROOM**

20' 7" x 11' 1" (6.28m x 3.38m)

### **INTEGRAL DOUBLE GARAGE**

15' 11" x 13' 10" (4.85m x 4.21m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

15' 0" x 9' 2" (4.58m x 2.80m)

### **BEDROOM TWO**

13' 1" x 8' 3" (4.00m x 2.52m)

### **BEDROOM THREE**

11' 4" x 8' 0" (3.46m x 2.45m)

### **BEDROOM FOUR**

9' 3" x 9' 2" (2.83m x 2.79m)

### **BATHROOM**

9' 10" x 5' 5" (3.00m x 1.66m)

### **TOTAL SQUARE FOOTAGE**

173.8 sq.m (1871 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **LANDSCAPED GARDEN**

### **HOME OFFICE**

13' 9" x 9' 10" (4.20m x 3.00m)

Insulated with thermal boarding and power supply.



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, microwave, all carpets, garden shed and electric garage door.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Loft - partially boarded. Large useful utility space.

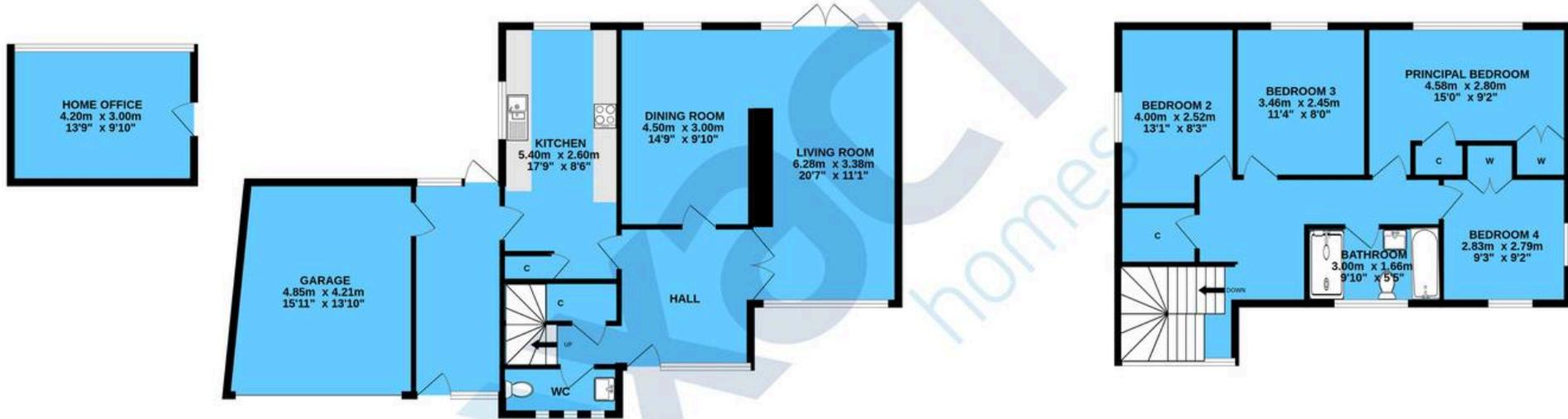
#### **INFORMATION FOR POTENTIAL BUYERS**

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 : 173.8 sq.m. (1871 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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