



Althorpe Drive, Dorridge

Guide Price £875,000





PROPERTY OVERVIEW

Boasting an enviable location within a serene and sought-after area of Dorridge, this impressive five-bedroom detached property is now available for sale, offering the rare advantage of no upward chain. Positioned tactfully along a peaceful residential road, this residence presents an exceptional opportunity for those seeking a spacious and well-appointed family home in an esteemed locale.

Approaching the property, a tarmacadam driveway and a generously proportioned garage provide ample parking, emphasising both convenience and practicality. The interior of the residence has undergone some remodelling, resulting in a seamless and contemporary layout that effortlessly accommodates the modern family lifestyle. Upon entry, a welcoming hallway leads to three reception rooms, including a formal living room, dining room and an extremely versatile reception room which could be utilised as a play room / family room / gym or large office. The breakfast kitchen is to the rear of the property and affords a useful utility leading into the garage. A well-appointed guest cloakroom adds a further touch of convenience to the ground floor.

The first floor accommodation comprises five generously sized bedrooms and two bathrooms, with the principal bedroom enjoying the luxury of an ensuite, while the remaining bedrooms are well-served by a modern family bathroom.





Sitting on a substantial plot, the property benefits from a stunning south-facing rear garden, offering a serene escape to unwind and entertain in. A summerhouse nestled in the corner provides an ideal setting for al fresco dining or simply basking in the tranquil ambience.

Located within the catchment area of the esteemed Arden Academy, residents of this property enjoy access to a network of reputable educational establishments, adding to the desirability of the location for families. Easy access to all of the motorway networks is also a key feature.

In conclusion, this property stands as a testament to contemporary family living, offering a blend of style, comfort, and functionality in abundance. Viewing is highly recommended to fully appreciate everything this residence has to offer. A rare opportunity to acquire a superb family home in a prime residential setting awaits the discerning buyer.

- Benefitting From No Upward Chain
- Large Five Bedroom Detached Property Located Within A Quiet And Popular Road Of Dorridge
- Set Behind A Tarmacadam Driveway With Ample Parking And Garage
- Internally Remodelled To Provide Three Reception Rooms and Breakfast Kitchen, All Accessed Via An Entrance Hallway With Guest Cloakroom
- Located On A Large Plot With Outstanding South Facing Rear Garden And Summerhouse
- Five Bedrooms and Two Bathrooms, With The Principal Bedroom Benefitting From An Ensuite And The Remaining Bedrooms Being Serviced Via A Family Bathroom
- Viewing Essential To Fully Appreciate This Superb Family Home Set With 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: G

Tenure: Freehold



ENTRANCE HALLWAY

WC

LIVING ROOM

19' 0" x 11' 11" (5.79m x 3.64m)

DINING ROOM

12' 4" x 11' 11" (3.75m x 3.64m)

PLAYROOM / FAMILY ROOM / GYM / OFFICE

17' 0" x 15' 11" (5.17m x 4.85m)

BREAKFAST KITCHEN

21' 5" x 8' 10" (6.53m x 2.68m)

UTILITY ROOM

8' 10" x 7' 5" (2.68m x 2.25m)

INTEGRAL GARAGE

17' 11" x 7' 5" (5.47m x 2.25m)

FIRST FLOOR

PRINCIPAL BEDROOM

21' 2" x 11' 11" (6.45m x 3.64m)

ENSUITE

6' 9" x 5' 9" (2.07m x 1.75m)

BEDROOM TWO

11' 11" x 9' 7" (3.64m x 2.92m)

BEDROOM THREE

11' 11" x 9' 0" (3.62m x 2.74m)

BEDROOM FOUR

13' 1" x 7' 6" (3.98m x 2.28m)

BEDROOM FIVE

11' 0" x 7' 10" (3.35m x 2.40m)

BATHROOM

9' 9" x 9' 0" (2.96m x 2.74m)

TOTAL SQUARE FOOTAGE

183.8 sq.m (1978 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH FACING GARDEN

SUMMERHOUSE

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms, underfloor heating and summerhouse.

ADDITIONAL INFORMATION

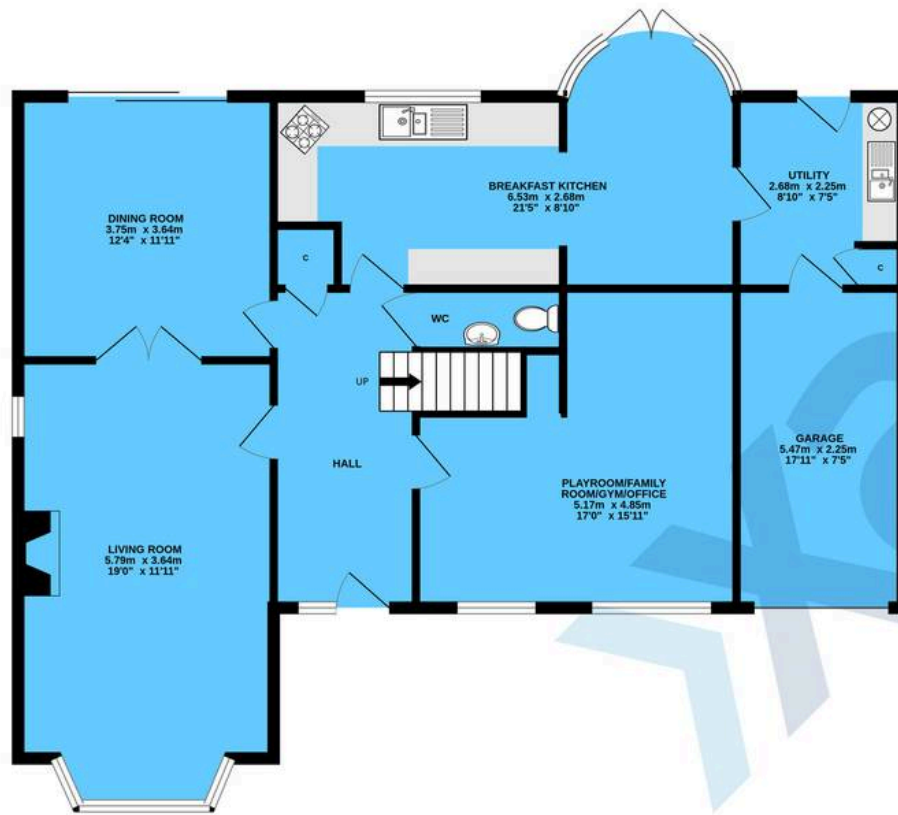
Services – direct mains water (with water meter), sewers and electricity. Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

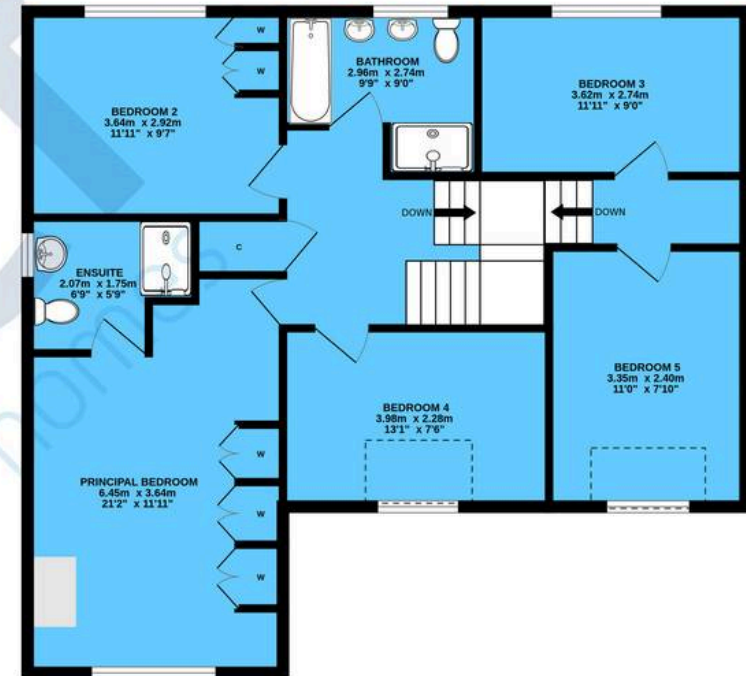
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 183.8 sq.m. (1978 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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