



Templeton Close, Dorridge

Guide Price £900,000





PROPERTY OVERVIEW

Nestled within the desirable and sought-after village of Dorridge, this exceptional four-bedroom detached property effortlessly merges modern comfort with convenience. Boasting a prime location within a quiet close, the residence offers a peaceful retreat whilst also being within easy walking distance of the village amenities and train station - perfect for commuters and families alike.

Upon approach, the property is set behind a block-paved driveway leading to a double garage, providing ample parking for multiple vehicles. Stepping inside, the entrance hallway sets a welcoming tone with a guest cloakroom conveniently situated for guests. The ground floor accommodation comprises three well-proportioned reception rooms, including a large dual aspect living room, dining room and study, alongside a breakfast kitchen, ideal for both relaxing and entertaining guests.



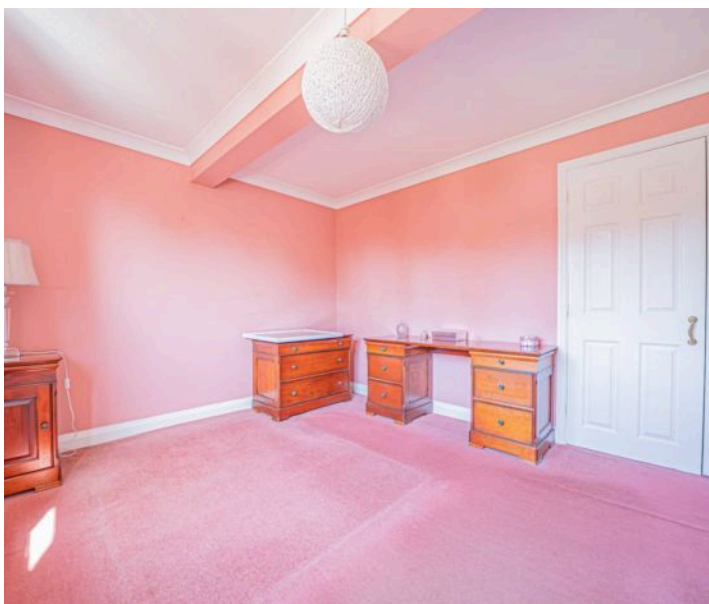
Ascending to the first floor, four generously sized bedrooms await. The principal bedroom boasts the luxury of an ensuite, offering a private sanctuary within the home. The remaining bedrooms are serviced by a family bathroom, completing the top floor's well-thought-out layout.



Noteworthy for families, this outstanding residence falls within the catchment area of Arden Academy, further enhancing its appeal for those seeking a quality education for their children.

Outside, the rear garden has been landscaped, predominantly laid with a lush lawn for outdoor enjoyment and relaxation. The property's positioning also places it just off the renowned Dorridge Triangle, ensuring easy access to local amenities.

In conclusion, this property presents a rare opportunity to acquire a superb family home in a prime Dorridge location, complete with modern comforts and conveniences. Benefiting from no upward chain, this meticulously maintained residence is ready and waiting to welcome its next discerning owner. Arrange a viewing today to experience the true essence of this exceptional property.



- Benefitting From No Upward Chain
- Four Bedroom Detached Property Located Within A Quiet Close Of Dorridge And Within Easy Walking Distance To The Village And Station
- Four Bedrooms To First Floor With Principal Bedroom Affording Ensuite And Remaining Bedrooms Serviced Via Family Bathroom
- Set Behind A Block Paved Driveway With Double Garage
- Ground Floor Accommodation Includes Entrance Hallway With Guest Cloakroom, Three Reception Rooms And Breakfast Kitchen
- Outstanding Family Home Situated Within Arden Academy Catchment Area
- Landscaped Rear Garden Mainly Laid With Lawn
- Situated Just Off The Renowned Dorridge Triangle



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



PORCH

HALLWAY

DUAL ASPECT LIVING ROOM
24' 7" x 13' 3" (7.50m x 4.05m)

DINING ROOM
12' 0" x 11' 8" (3.65m x 3.55m)

BREAKFAST KITCHEN
18' 6" x 11' 2" (5.65m x 3.40m)

UTILITY ROOM
9' 10" x 5' 9" (3.00m x 1.75m)

STUDY
10' 0" x 9' 10" (3.05m x 3.00m)

GUEST WC
3' 10" x 2' 7" (1.16m x 0.80m)

FIRST FLOOR

PRINCIPAL BEDROOM
13' 3" x 12' 6" (4.05m x 3.80m)

ENSUITE
9' 2" x 7' 7" (2.80m x 2.30m)

BEDROOM TWO
13' 3" x 12' 2" (4.05m x 3.70m)

BEDROOM THREE
13' 5" x 11' 4" (4.10m x 3.45m)

BEDROOM FOUR
11' 6" x 8' 10" (3.50m x 2.70m)

FAMILY BATHROOM
9' 10" x 9' 2" (3.00m x 2.80m)



OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 8" x 16' 5" (5.70m x 5.00m)

TOTAL SQUARE FOOTAGE

201.4 sq.m (2168 sq.ft) approx.

DRIVEWAY FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Items sold as seen.

ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and sewers. Broadband - cable & FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

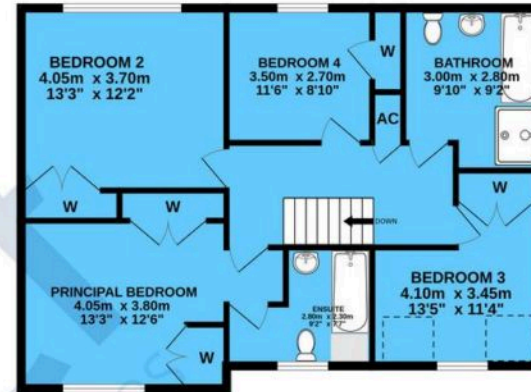
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 201.4 sq.m. (2168 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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