



# Winster Avenue, Dorridge

Guide Price £335,000





## PROPERTY OVERVIEW

Introducing this attractive two-bedroom semi-detached property, conveniently situated within walking distance to the charming Dorridge Village. Set behind a tarmac driveway offering ample parking for multiple vehicles, this residence is sure to impress with its coveted location and desirable features. Upon entering, one is greeted by an inviting entrance hallway which leads to a fully fitted kitchen positioned towards the front of the property. Continuing through, the hallway opens up to reveal a spacious lounge at the rear, complete with the added bonus of a conservatory, creating a seamless flow of living space ideal for relaxation and entertaining. Ascending the stairs, the property offers two well-proportioned bedrooms, each offering comfortable living spaces. Serviced by the modern family bathroom, which has recently been re-fitted to a high standard, residents will appreciate the contemporary design and functionality this home exudes. Stepping outside, the property offers a rear garden with a delightful south-westerly aspect, perfect for enjoying sunny afternoons or al-fresco dining. The garden features a full-width patio area and a manicured lawn, providing a serene outdoor retreat.



Conveniently positioned within walking distance to Dorridge Station and all of the amenities that Dorridge Village has to offer, residents will enjoy easy access to local shops, restaurants, and recreational facilities. This property presents an ideal opportunity for a first-time buyer looking to establish themselves within this sought-after location, or an astute investor seeking a promising addition to their portfolio. Overall, this property combines comfort, style, and convenience in a highly desirable location. With its well-appointed living spaces and close proximity to local amenities, this residence offers a warm and welcoming atmosphere that is sure to appeal to those seeking a quality home in Dorridge. Book your viewing today and discover the potential this property holds.

- Two Bedroom Semi-Detached Property Located Walking Distance To Dorridge Village
- Set Behind A Tarmac Driveway With Parking For Multiple Vehicles
- The Property Is Accessed Via The Entrance Hallway Which Leads To A Fully Fitted Kitchen To The Front & Large Lounge To The Rear With The Added Benefit Of A Conservatory
- Upstairs The Property Boasts Two Well Proportioned Bedrooms Both Of Which Are Serviced By The Modern Family Bathroom Which Has Recently Been Re-Fitted
- To The Rear Of The Property Is A South Westerly Facing Garden Which Benefits From A Will Width Patio & Lawn
- Located Walking Distance To Dorridge Station & All Of Dorridge Villages Amenities
- Ideal For A First Time Buyer Or Investor





#### 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: C

Tenure: Freehold

#### ENTRANCE HALLWAY

##### KITCHEN

8' 8" x 6' 9" (2.64m x 2.06m)

##### LOUNGE

13' 9" x 13' 0" (4.19m x 3.96m)

##### CONSERVATORY



## **FIRST FLOOR**

### **BEDROOM ONE**

13' 0" x 11' 4" (3.96m x 3.45m)

### **BEDROOM TWO**

11' 2" x 7' 10" (3.40m x 2.39m)

### **BATHROOM**

8' 4" x 4' 9" (2.54m x 1.45m)

### **TOTAL SQUARE FOOTAGE**

55.0 sq.m (592 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **DELIGHTFUL REAR GARDEN WITH FULL WIDTH PATIO AREA**

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

Integrated oven, integrated hob, extractor, garden shed, all carpets and light fittings and some curtains and blinds.

#### **ADDITIONAL INFORMATION**

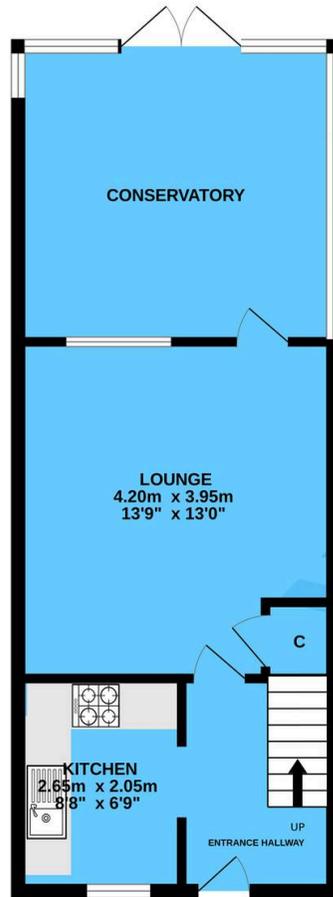
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).



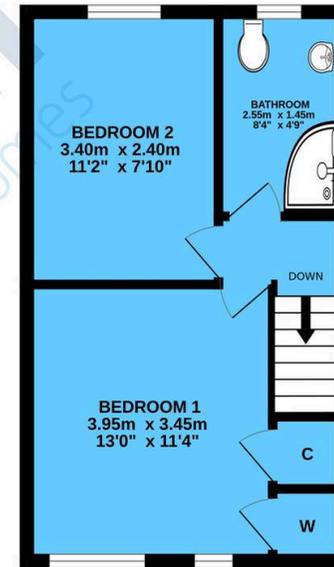
#### **INFORMATION FOR POTENTIAL BUYERS**

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 : 55.0 sq.m. (592 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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