



Hartington Close, Dorridge

Guide Price £700,000





PROPERTY OVERVIEW

Introducing a stunning modernised four-bedroom, two-bathroom detached house conveniently situated within walking distance to the charming Dorridge Village. Set back from the road behind a beautifully landscaped front garden, this property exudes a welcoming kerb appeal, complete with a spacious tarmac driveway and a garage/store for added convenience.

Upon entering, the ground floor living space offers a seamless flow, with all rooms branching off the entrance hallway. The property boasts two reception rooms – one to the front, featuring an elegant bay window, and another to the rear with bi-fold doors, inviting an abundance of natural light. The centrepiece of the downstairs area is the spacious kitchen diner, which features a striking island and bi-fold doors leading out onto the rear garden. A practical utility room complements the kitchen, providing additional storage and functionality.

Ascending to the first floor, you will find four generously sized bedrooms, all thoughtfully designed to offer comfortable living spaces. The two modern bathrooms cater effortlessly to the household, with one being en-suite to the principal bedroom, promoting convenience and privacy.





To the rear of the property, a meticulously landscaped garden awaits, offering a tranquil outdoor retreat with a full-width patio area, ideal for al fresco dining and entertaining guests.

Conveniently situated within walking distance to Dorridge Village, Dorridge Station, and a myriad of amenities, this property promises a lifestyle of convenience and comfort. Don't miss the opportunity to make this impressive residence your new home. Contact us today to arrange a viewing and experience the allure of this exceptional property firsthand.

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





- Modernised Four Bedroom Two Bathroom Detached House Located Walking Distance To Dorridge Village
- Set Behind A Landscaped Front Garden With A Large Tarmac Driveway Which Is Supported By A Garage / Store
- All Downstairs Living Accommodation Is Located Off The Entrance Hallway & Is Comprised Of Two Reception Rooms, With One To The Front Boasting A Feature Bay Window & One To The Rear With Bi-Fold Doors
- To The Rear Of The Property Is A Large Kitchen Diner Boasting A Feature Island & Bi-Fold Doors Opening Onto The Garden And Also Being Supported By A Useful Utility Room
- Upstairs, The Property Boasts Four Well Proportioned Bedrooms Which Are Supported By Two Modern Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Landscaped Rear Garden With Full Width Patio Area
- Located Walking Distance To Dorridge Village, Dorridge Station & All Of Dorridge's Amenities



ENTRANCE HALLWAY

WC

RECEPTION ROOM

17' 11" x 11' 10" (5.45m x 3.60m)

KITCHEN DINER

20' 8" x 17' 1" (6.30m x 5.20m)

RECEPTION ROOM

15' 7" x 8' 2" (4.75m x 2.50m)

UTILITY ROOM

8' 2" x 5' 5" (2.50m x 1.65m)

INTEGRAL GARAGE / STORE

9' 10" x 8' 2" (3.00m x 2.50m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 0" x 10' 4" (3.65m x 3.15m)

ENSUITE

6' 11" x 4' 11" (2.10m x 1.50m)

BEDROOM TWO

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

BEDROOM THREE

10' 4" x 8' 6" (3.15m x 2.60m)

BEDROOM FOUR

9' 2" x 9' 0" (2.80m x 2.75m)

BATHROOM

6' 7" x 5' 9" (2.00m x 1.75m)

TOTAL SQUARE FOOTAGE

130.4 sq.m (1404 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN

FULL WIDTH PATIO AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, dishwasher, all carpets, all blinds, all light fittings, fitted wardrobes in two bedrooms, CCTV and garden shed.

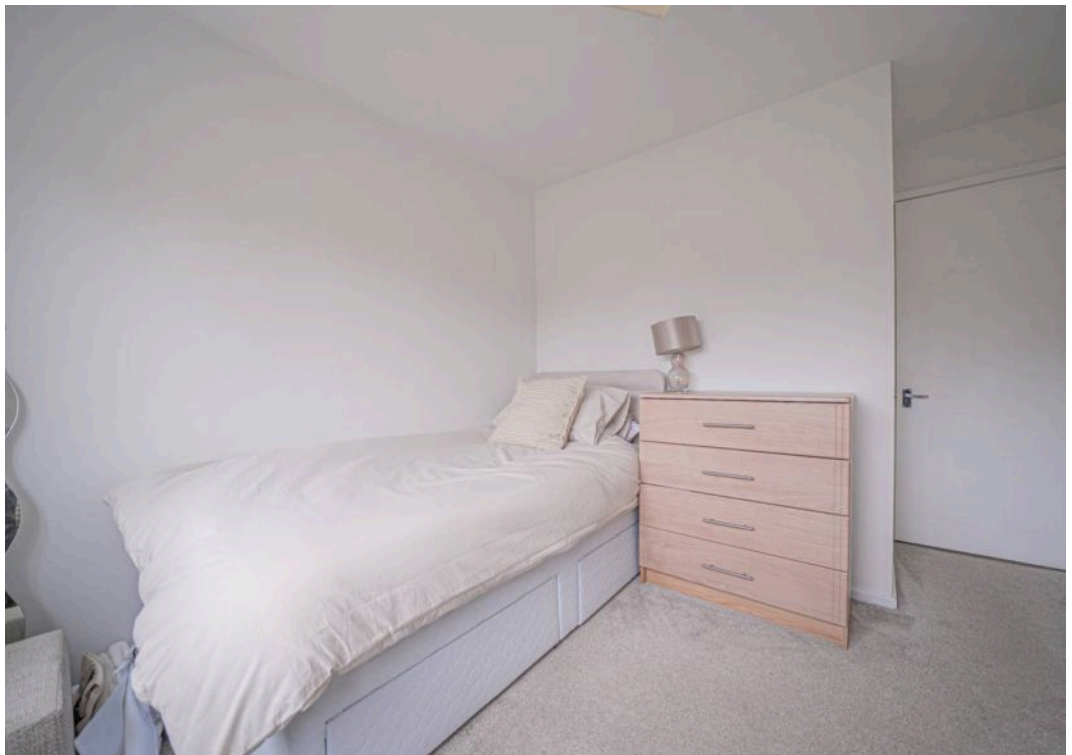
ADDITIONAL INFORMATION

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

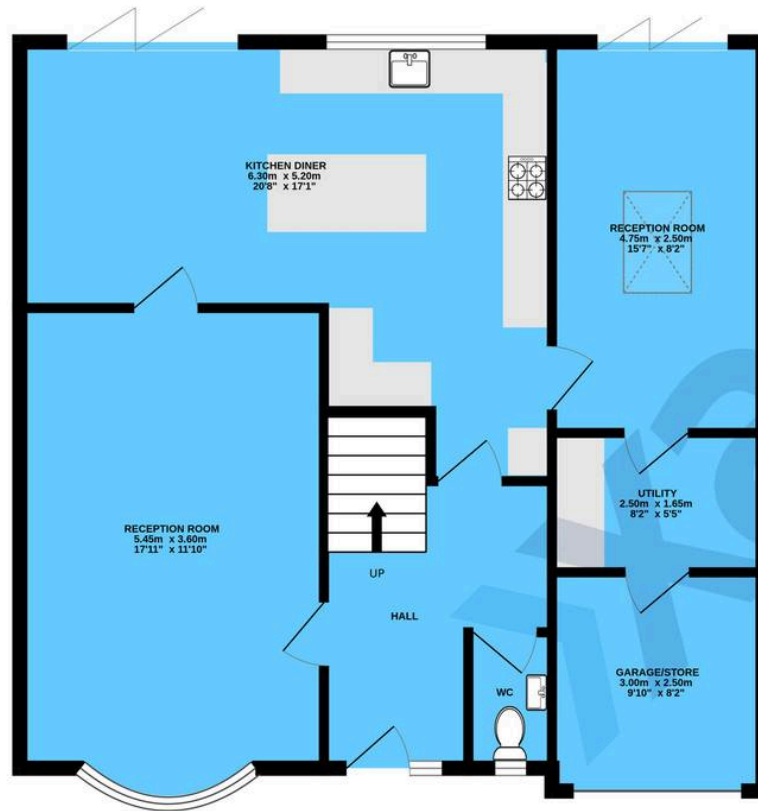
INFORMATION FOR POTENTIAL BUYERS

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.

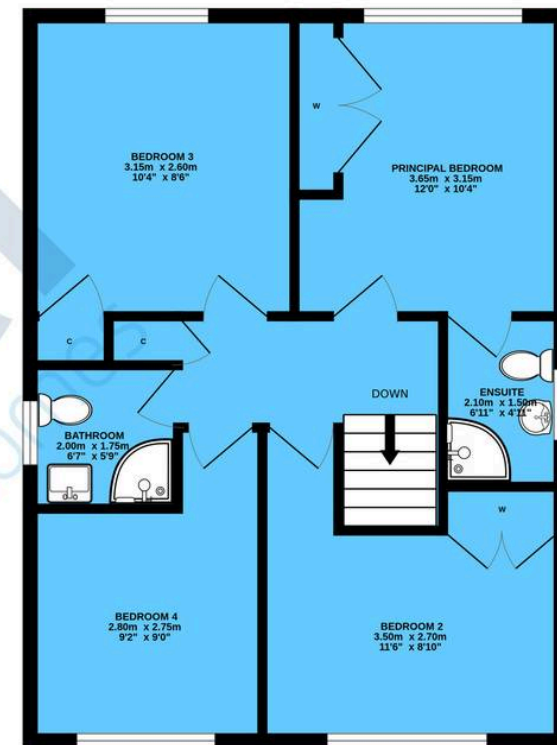
2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any 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 : 130.4 sq.m. (1404 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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