



## Hazeltree Grove, Dorridge

Guide Price £390,000

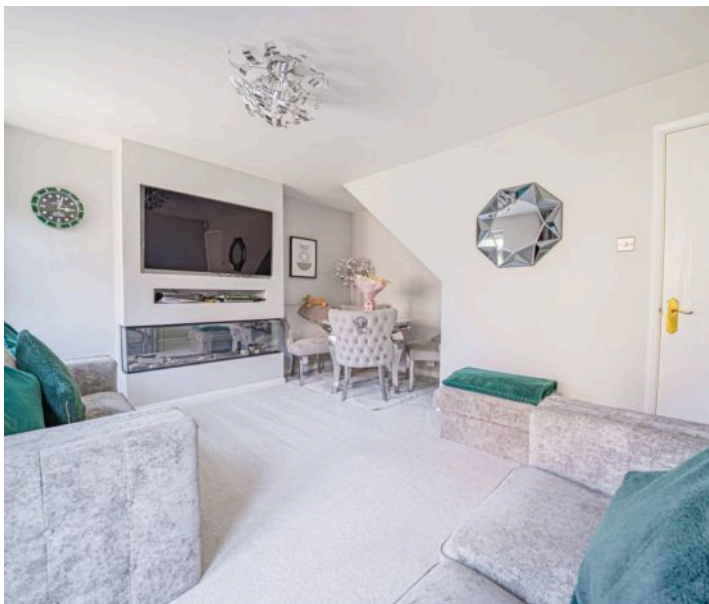






## PROPERTY OVERVIEW

Introducing a stunning three-bedroom, one-bathroom house that has undergone a complete modernisation, ensuring that every corner exudes contemporary comfort and style. Nestled behind a tarmac driveway, the property offers ample parking for the convenience of the discerning homeowner. Upon entering, you are greeted by a entrance hallway leading to the heart of the home. The fully fitted, modern kitchen is positioned at the front of the property, boasting sleek finishes and providing a welcoming space for culinary endeavours. Adjacent, the lounge beckons with its rear location offering French doors that seamlessly connect the indoor and outdoor spaces, while a media wall adds a touch of sophistication to this inviting area. Ascending to the first floor, you will find two well-proportioned bedrooms, one of which is a generous double bedroom providing ample space for relaxation. A modern bathroom completes this level, offering a tranquil sanctuary for rejuvenation. Continuing upwards to the second floor, the property unveils the final bedroom, a spacious double that features fully-fitted wardrobes, ensuring storage solutions are seamlessly integrated into the design.







The rear of the property opens to a garden adorned with a lush lawn, offering a private escape and the perfect setting for outdoor enjoyment. Additionally, the rear access enhances the functionality and convenience of this outdoor retreat. Conveniently located within walking distance to Dorridge Village, Dorridge Station, and all of Dorridge's amenities, this property offers a prime location that combines tranquil residential living with access to essential services and transport links. Embrace the opportunity to reside in a modernised home that harmoniously blends style, comfort, and convenience in a sought-after neighbourhood. Don't miss your chance to make this meticulously updated and conveniently located property your own. Book a viewing today and experience the epitome of modern living in an enviable setting.

- Well Appointed Three Bedroom One Bathroom House Which Has Been Modernised Throughout
- Set Behind A Tarmac Driveway Providing Ample Parking To The Property
- Fully Fitted Well Modern Kitchen To The Front Of The Property
- Lounge With A Media Wall Is Located To The Rear Of The Property With French Doors To The Garden
- To The First Floor Are Two Well Proportioned Bedrooms One Of Which Is A Ample Size Double Bedroom & A Modern Bathroom
- To The Second Floor Is The Final Bedroom Which Is A Large Double Bedroom Which Boasts Fully Fitted Wardrobes
- To The Rear Of The Property Is The Garden Which Is Most Laid With Lawn & Benefits From Rear Access
- Within Walking Distance To Dorridge Village, Dorridge Station & All Of Dorridge's Amenities



#### 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**

#### **LOUNGE**

14' 1" x 14' 1" (4.29m x 4.29m)

#### **KITCHEN**

10' 5" x 9' 3" (3.18m x 2.82m)

#### **FIRST FLOOR**

#### **BEDROOM TWO**

14' 1" x 9' 7" (4.29m x 2.92m)

#### **BEDROOM THREE**

7' 11" x 7' 2" (2.41m x 2.18m)

#### **BATHROOM**

7' 2" x 6' 0" (2.18m x 1.83m)

#### **SECOND FLOOR**

#### **BEDROOM ONE**

14' 5" x 14' 1" (4.39m x 4.29m)

#### **TOTAL SQUARE FOOTAGE**

77.0 sq.m (829 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING**

#### **REAR GARDEN**

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

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washer/dryer and all carpets and blinds.





#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. 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.

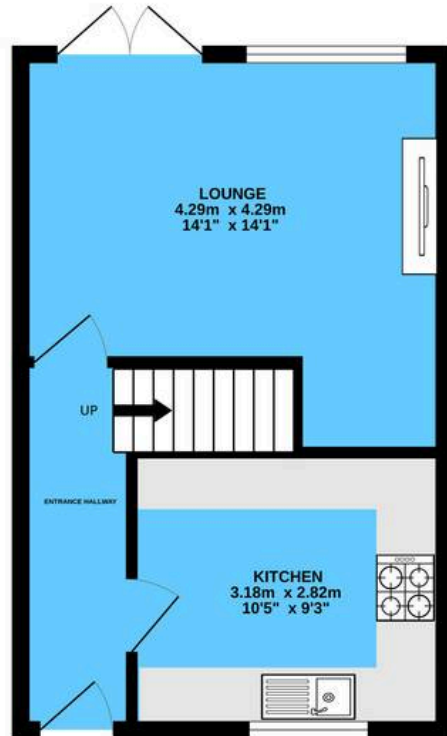
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



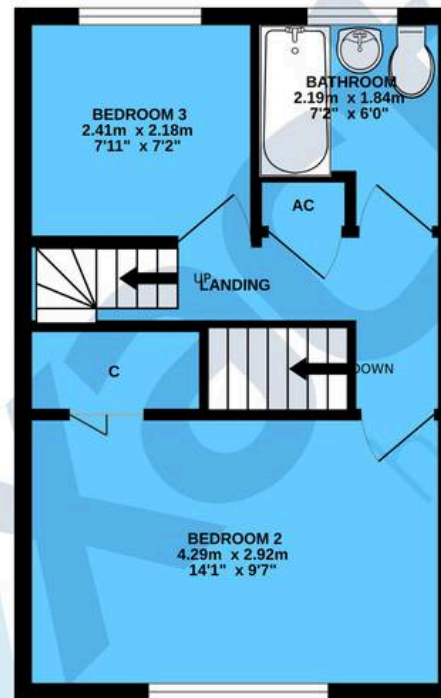




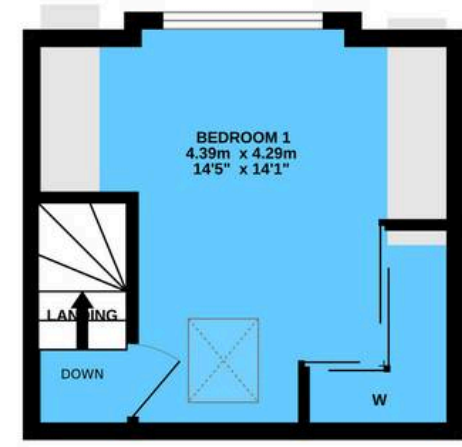
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 77.0 sq.m. (829 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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