



Greytree Crescent, Dorridge

Guide Price £700,000





PROPERTY OVERVIEW

Set within this quiet cul-de-sac of Dorridge is this significantly extended and beautifully presented four bedroom detached property. The property benefits from a superb south facing and private rear garden which is extremely rare for this design of property. The present owners have extended the ground floor accommodation which now includes a modern open plan kitchen / dining & family room with Silestone work surface and French doors opening onto the rear patio as well as a large study which is ideal for working from home and is accessed via the family area. Internal inspection is highly recommended to fully appreciate this superb family home which briefly affords:- tarmacadam driveway, canopy porch, hall, guest cloakroom, living room, open plan kitchen / dining & family room, utility, large study, four bedrooms (principal bedroom with en-suite and fitted wardrobes), family bathroom. Outside the property, single garage and large rear garden which benefits from a full width paved patio with ample room for table and chairs, water feature and a most private aspect.





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





- Significantly Extended & Beautifully Presented
- Four Bedroom Detached
- Must Be Viewed To Be Fully Appreciated
- Large Open Plan Kitchen/Dining & Family Room
- Living Room
- Large Study
- Principal Bedroom With Ensuite
- Large & Private Southerly Facing Rear Garden

HALL

WC

LIVING ROOM

14' 1" x 11' 8" (4.30m x 3.55m)

STUDY

12' 0" x 7' 1" (3.65m x 2.15m)

KITCHEN/DINING & FAMILY ROOM

21' 6" x 21' 0" (6.55m x 6.40m)

UTILITY

6' 11" x 4' 5" (2.10m x 1.35m)

FIRST FLOOR

BEDROOM ONE

14' 1" x 12' 0" (4.30m x 3.65m)

ENSUITE

BEDROOM TWO

9' 10" x 9' 10" (3.00m x 3.00m)

BEDROOM THREE

11' 6" x 8' 2" (3.50m x 2.50m)

BEDROOM FOUR

11' 2" x 8' 6" (3.40m x 2.60m)

BATHROOM

6' 9" x 6' 3" (2.05m x 1.90m)



OUTSIDE THE PROPERTY

GARAGE

17' 3" x 7' 1" (5.25m x 2.15m)

TOTAL SQUARE FOOTAGE

138.2 sq.m (1487 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, Neff fridge/freezer, Neff dishwasher, garden shed, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

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



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.

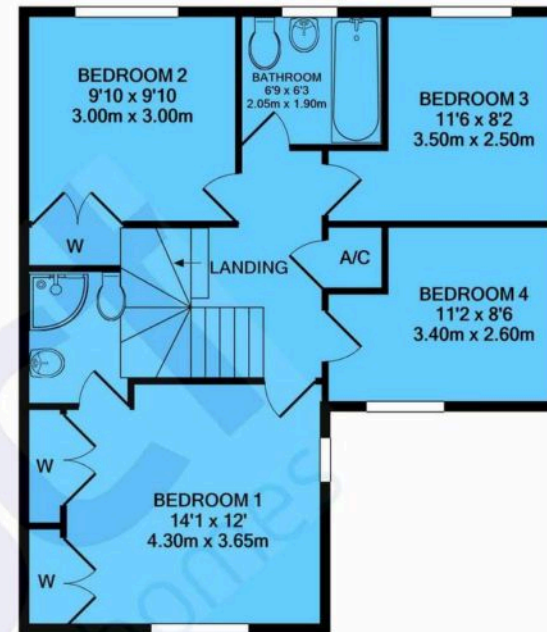
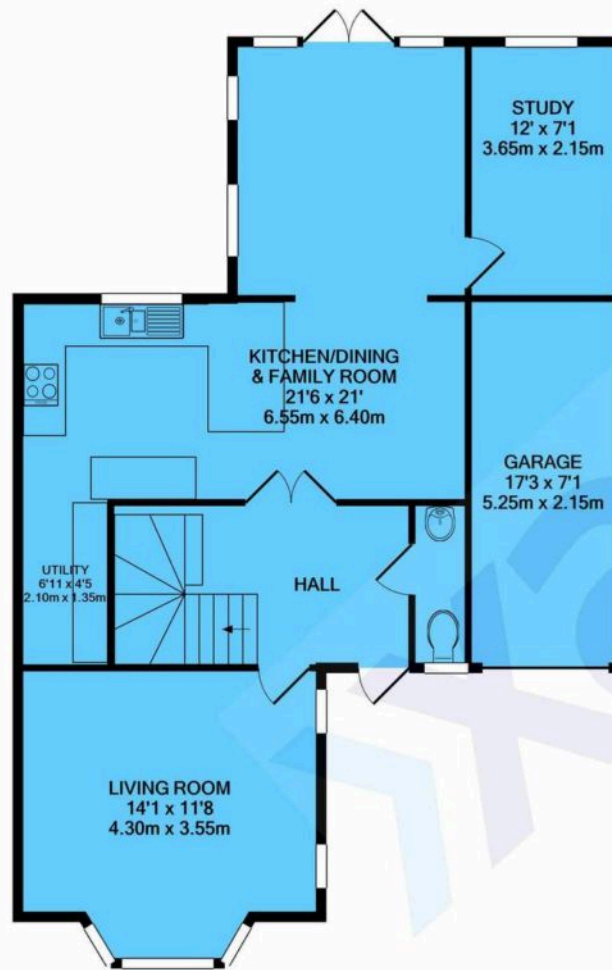
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.





TOTAL APPROX. FLOOR AREA 1487 SQ.FT. (138.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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