



Hansell Drive, Dorridge

Guide Price £795,000





PROPERTY OVERVIEW

Presenting a superb opportunity to own a significantly extended and absolutely immaculate four-bedroom detached property, conveniently situated just a short stroll away from Dorridge Park and Station, as well as all local schools. Boasting a commanding presence, this residence is set behind a resin driveway, providing ample parking space and leading to a convenient garage/store. Upon entering, you are greeted by a superb entrance porch and hallway, complemented by luxurious Karndean flooring that flows throughout the ground floor. The property features two reception rooms, including a spacious living room and a versatile study/playroom, ideal for modern living and entertaining. The heart of the home lies in the magnificent open-plan kitchen/dining and family room, offering a seamless transition between spaces and featuring sliding doors that open to the rear patio, creating an effortless indoor-outdoor flow. Additionally, there is a utility room for added convenience. Ascending to the first floor, you will find four well-appointed bedrooms. The principal bedroom is a true retreat, complete with fitted wardrobes and a luxurious ensuite bathroom. The remaining bedrooms are serviced by a modern family bathroom, ensuring comfort and convenience for all occupants.





Exuding charm and privacy, the south-facing landscaped rear garden provides a serene escape, with a patio area perfect for al fresco dining and outdoor relaxation, making it an ideal spot for enjoying the outdoors. In summary, this outstanding family home offers an exceptional living experience in an outstanding location. With its blend of modern features, spacious living areas, and prime setting, this property presents a rare opportunity to acquire a home of exceptional quality and style. Don't miss out on the chance to make this exceptional residence your own.

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: D

Tenure: Freehold





- Significantly Extended and Absolutely Immaculate Four Bedroom Detached Property
- Located A Short Walk Away From Dorridge Park And Station Plus All Local Schools
- Set Behind A Resin Driveway Providing Ample Parking And Leading To A Garage / Store
- Superb Entrance Porch / Hallway With Guest Cloakroom
- Karndean Flooring Throughout Ground Floor With Two Reception Rooms Including Living Room and Study / Play Room
- Magnificent Open Plan Kitchen / Dining And Family Room With Sliding Doors To Rear Patio And Utility
- Four Bedrooms To First Floor, Principal Bedroom With Fitted Wardrobes And Luxury Ensuite, Remaining Bedrooms Serviced Via The Modern Family Bathroom
- South Facing And Private Landscaped Rear Garden With Patio Area
- Outstanding Family Home In An Outstanding Location

ENTRANCE PORCH/HALLWAY

WC

LIVING ROOM

17' 11" x 11' 11" (5.46m x 3.63m)

KITCHEN/DINING & FAMILY ROOM

22' 8" x 17' 1" (6.90m x 5.20m)

STUDY/PLAY ROOM

11' 1" x 9' 7" (3.38m x 2.92m)

UTILITY

11' 6" x 6' 0" (3.51m x 1.83m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 1" x 12' 10" (4.29m x 3.91m)

ENSUITE

7' 10" x 6' 0" (2.39m x 1.83m)

**BEDROOM TWO**

14' 1" x 11' 0" (4.29m x 3.35m)

BEDROOM THREE

12' 7" x 9' 5" (3.84m x 2.87m)

BEDROOM FOUR

8' 8" x 7' 10" (2.64m x 2.39m)

BATHROOM

8' 4" x 5' 5" (2.54m x 1.65m)

TOTAL SQUARE FOOTAGE

147.3 sq.m (1586 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE/STORE****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED REAR GARDEN WITH PATIO****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, electric garage door, all carpets and curtains, electric car charging point and fitted wardrobes in four bedrooms.

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.

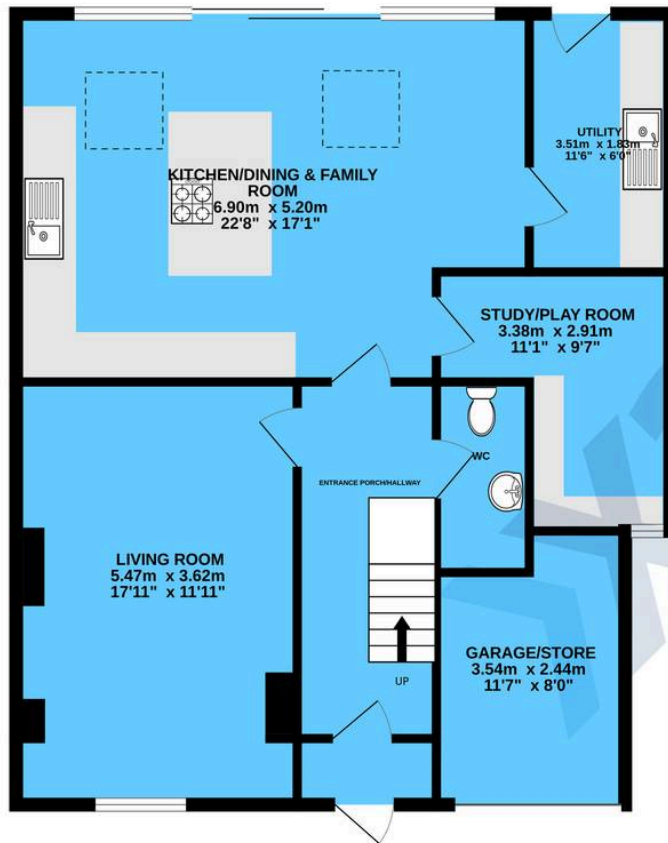
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

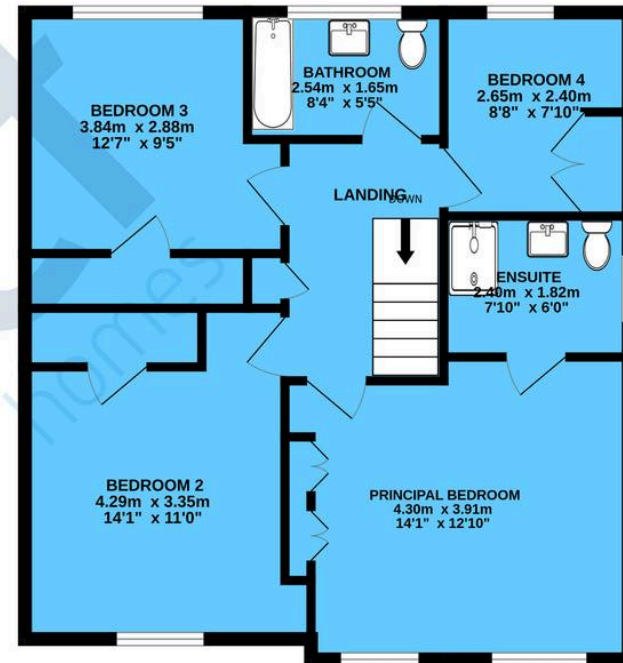
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 147.3 sq.m. (1586 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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