



Woodchester Road, Dorridge

Guide Price £800,000





PROPERTY OVERVIEW

Situated within the sought-after area of Dorridge, this immaculately maintained three-bedroom detached property presents a prime opportunity for those seeking a move without upward chain constraints. Boasting a desirable location on a prominent road, this residence is conveniently positioned within walking distance to the park and station, providing an enviable lifestyle for future residents.

Upon arrival, the property makes a grand impression, set behind a substantial block-paved driveway allowing for ample parking, leading to a connected garage. Promising discerning buyers a wealth of opportunities, this home offers outstanding scope for extension, subject to the necessary planning permissions.

The ground floor of the property welcomes residents through an entrance porch and hallway, unveiling a through living/dining room ideal for entertaining. Further enhancing the appeal of this property is an additional reception room to the front elevation, offering versatility to be used as a family / play room or study, along with an open-plan breakfast kitchen. Completing the ground floor accommodation is a large utility, guest cloakroom, and convenient single garage.

Council Tax band: F

Tenure: Freehold



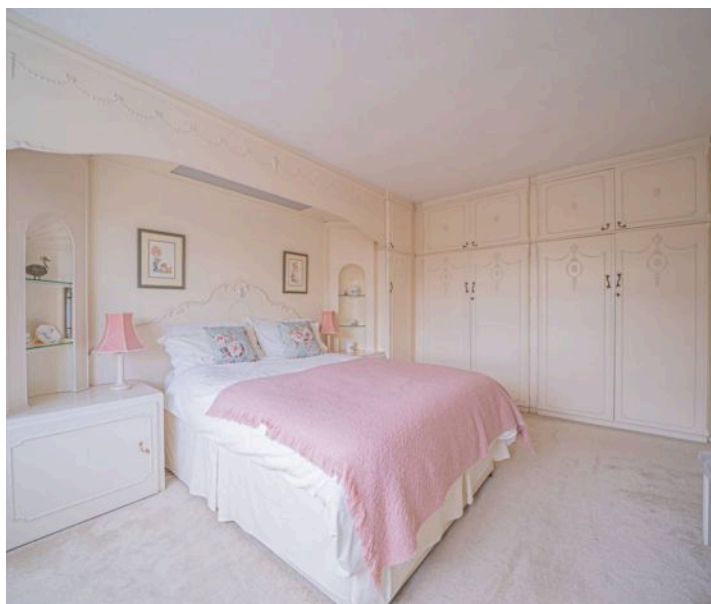


Ascending to the first floor, three generously proportioned double bedrooms await, each exuding comfort and tranquillity. The family bathroom and separate WC provide practicality, ensuring convenience for daily living. Noteworthy is the beautifully landscaped rear garden, featuring a full-width patio area and a lush lawn with formal borders, offering residents a delightful outdoor oasis.

With its traditional charm and versatile layout, this detached property provides superb potential as a family home or an ideal choice for those seeking a downsizing move within the Arden Academy catchment area. Don't miss out on the chance to transform this property into your dream residence; schedule a viewing today and secure your place in this desirable neighbourhood.

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.





- Benefitting From No Upward Chain
- Immaculately Maintained And Presented Three Bedroom Detached Property
- Located On A Prime Road Of Dorridge And Within Easy Walking Distance To Park And Station
- Set Behind A Large Block Paved Driveway Providing Ample Parking And Leading To Garage
- Offering Outstanding Scope For Extension (STPP)
- Ground Floor Accommodation Accessed Via Entrance Hallway Leading To Through Living / Dining Room, Further Reception Room To The Front Elevation And Open Plan Breakfast Kitchen
- Large Utility, Guest Cloakroom And Single Garage
- Three Double Bedrooms, Family Bathroom And Separate WC To First Floor
- Beautifully Landscaped Rear Garden With Full Width Patio Area, Mainly Laid With Lawn With Formal Borders
- This Traditional Detached Property Offers Superb Potential As A Family Home Or For Someone Seeking To Downsize
- Arden Academy Catchment Area



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

RECEPTION ROOM

15' 3" x 7' 9" (4.64m x 2.36m)

LIVING / DINING ROOM

36' 3" x 11' 5" (11.05m x 3.49m)

BREAKFAST KITCHEN

14' 11" x 10' 7" (4.54m x 3.22m)

UTILITY ROOM

22' 1" x 7' 0" (6.72m x 2.13m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 2" x 11' 6" (4.92m x 3.51m)

BEDROOM TWO

15' 4" x 10' 9" (4.67m x 3.27m)

BEDROOM THREE

11' 6" x 9' 9" (3.51m x 2.98m)

BATHROOM

10' 9" x 6' 4" (3.28m x 1.92m)

WC

TOTAL SQUARE FOOTAGE

146.8 sq.m (1580 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

32'0" x 8' 5" (9.76m x 2.56m)

DRIVEWAY PARKING

LANDSCAPED GARDEN

FULL WIDTH PATIO AREA

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in all three bedrooms.

ADDITIONAL INFORMATION

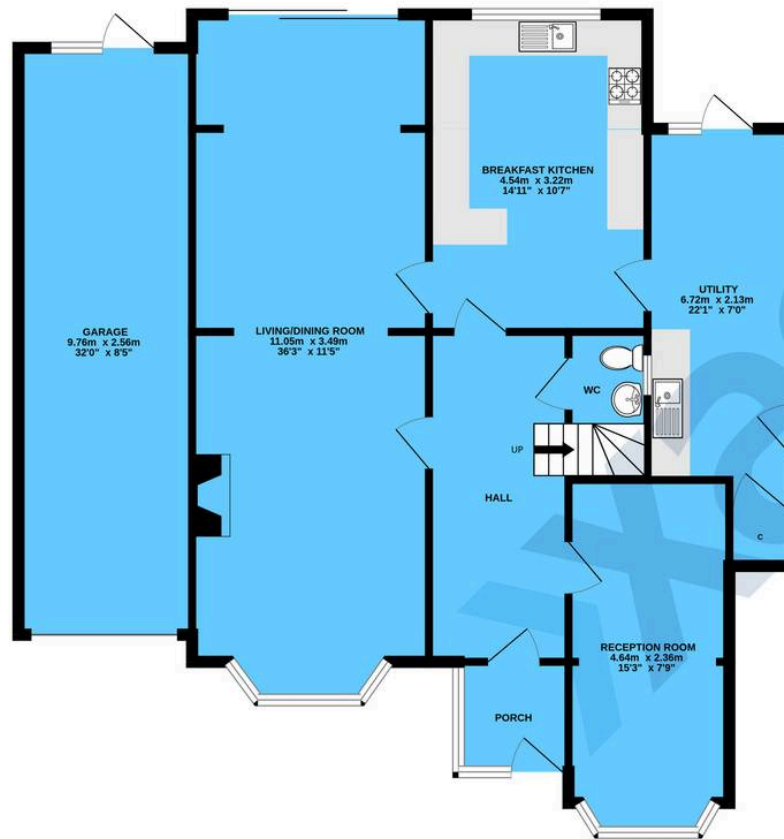
Services - direct mains water (with water meter), sewers and electricity. Broadband - ADSL copper wire. Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

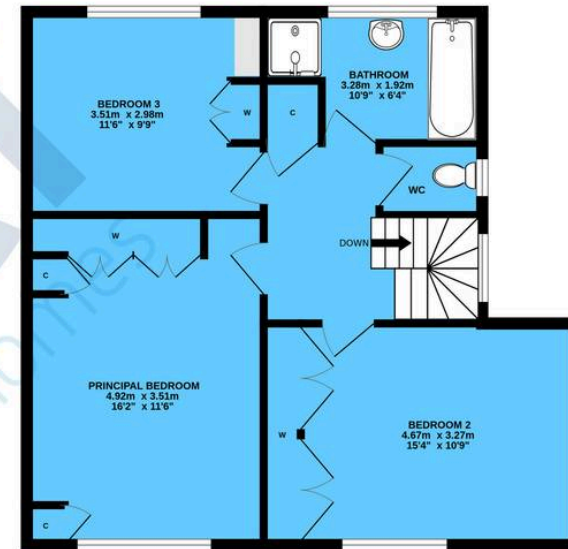
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 146.8 sq.m. (1580 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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