



Manor Road, Dorridge

Guide Price £650,000





PROPERTY OVERVIEW

Presenting this well maintained four-bedroom detached property nestled just a short stroll from Dorridge Village, station, and park. This charming residence boasts a widened block-paved driveway granting ample parking space. Step inside the inviting entrance hallway, complete with a guest cloakroom, guiding you to the living room overlooking the front elevation and the open-plan kitchen/diner to the rear, featuring a delightful conservatory providing an abundance of natural light and overlooking the rear garden. Ascend to the first floor to discover four well-appointed bedrooms, with the principal bedroom benefiting from an ensuite bathroom, while the remaining bedrooms are serviced by a thoughtfully designed family bathroom. The property also offers a southerly facing rear garden with a serene patio area, perfect for entertaining guests or relaxing in the warm sunlight. Additional features include a single garage, ensuring convenient storage space for vehicles or outdoor equipment. Situated within the highly sought-after Arden Academy catchment area, this residence promises a prime location that combines tranquillity with accessibility. Call Xact Homes on 01564 777284 to book your private viewing on this four bedroom detached family home.



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





- Well Presented Four Bedroom Detached Property
- Located A Short Walk Away From Dorridge Village, Station And Park
- Widened Block Paved Driveway Providing Ample Parking
- Entrance Hallway With Guest Cloakroom Which Leads To Living Room To The Front And An Open Plan Kitchen / Diner To Rear With Conservatory
- Four Bedrooms To First Floor, Principal Bedroom With Ensuite, Remaining Bedrooms Serviced Via Family Bathroom
- Southerly Facing Rear Garden With Patio Area
- Single Garage
- Arden Academy Catchment Area

ENTRANCE HALLWAY

WC

LIVING ROOM

15' 3" x 10' 7" (4.65m x 3.23m)

KITCHEN/DINER

25' 7" x 8' 9" (7.80m x 2.67m)

CONSERVATORY

13' 9" x 11' 0" (4.19m x 3.35m)

INTEGRAL GARAGE

17' 1" x 7' 10" (5.21m x 2.39m)



FIRST FLOOR

PRINCIPAL BEDROOM

12' 11" x 10' 10" (3.94m x 3.30m)

ENSUITE

BEDROOM TWO

15' 0" x 11' 1" (4.57m x 3.38m)

BEDROOM THREE

9' 8" x 8' 1" (2.95m x 2.46m)

BEDROOM FOUR

9' 9" x 7' 8" (2.97m x 2.34m)

BATHROOM

9' 4" x 6' 0" (2.84m x 1.83m)

TOTAL SQUARE FOOTAGE

121.4 sq.m (1307 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN WITH PATIO AREA

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge, freezer, dishwasher, underfloor heating, all carpets, some curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). 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.

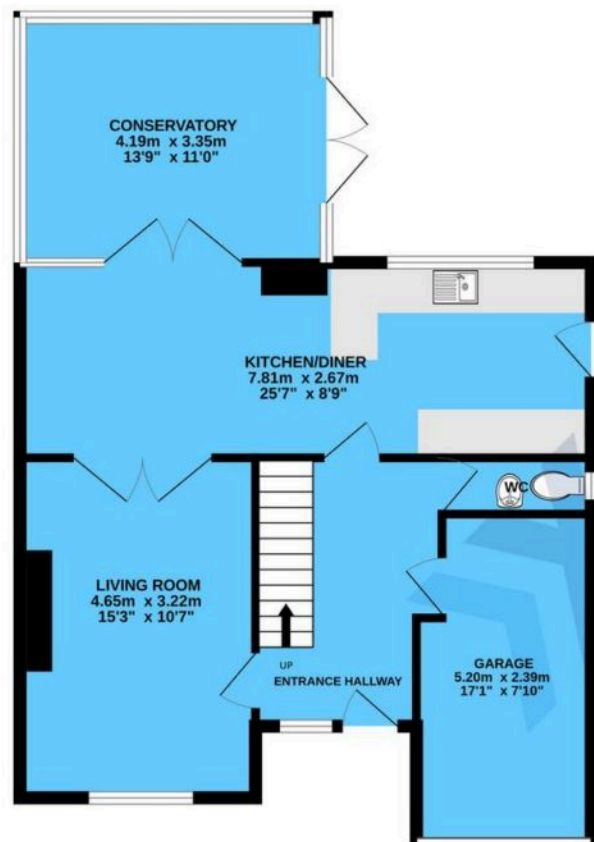
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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: 121.4 sq.m. (1307 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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