



Hartington Close, Dorridge

Guide Price £995,000





PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a significantly extended and beautifully presented five-bedroom detached property, this stunning residence is ideally situated within walking distance to Dorridge Station and all local amenities. Set on a large corner plot, this home boasts an outstanding large private rear garden, perfect for entertaining or peaceful relaxation and whilst it has already been extended, planning permission has been granted for further extension details of which are available upon request. Upon entering the property, one is greeted by an entrance hall leading to three reception rooms, including a spacious living room, elegant dining room, and a versatile family room/study. The open plan breakfast kitchen is a focal point of the home, featuring modern appliances, ample storage, and a central island, ideal for culinary enthusiasts. Adjacent to the kitchen, a large conservatory floods the space with natural light, creating a seamless connection to the outdoors. Upstairs, the property boasts five well-appointed bedrooms and three bathrooms, providing ample accommodation for a growing family. Each bedroom is thoughtfully designed with comfort and style in mind, with the principal bedroom affording a large dressing room with extensive fitting wardrobes leading into a luxury ensuite.



A standout feature of this property is the superb landscaped rear garden, complete with a full-width paved patio, perfect for al fresco dining or enjoying the sunshine. Additionally, the property is located within the Arden Academy catchment area, offering access to quality education for families. Externally, the property is set behind a large stoned driveway, providing ample parking for multiple vehicles and leading to a garage for added convenience. This home strikes the perfect balance between luxury, comfort, and functionality, making it an ideal choice for discerning buyers seeking a superb family residence in a desirable location. In summary, this meticulously maintained property offers a rare opportunity to own a stunning family home with ample living space, high-end finishes, and a delightful outdoor setting. Arrange a viewing today to experience the charm and elegance of this remarkable property firsthand.

- Significantly Extended And Beautifully Presented Five Bedroom Detached Property
- Located Within Walking Distance To Dorridge Station And All Local Amenities
- Set On A Large Corner Plot With An Outstanding Large Private Rear Garden
- Includes Three Reception Rooms, Open Plan Breakfast Kitchen And Large Conservatory
- Living Room, Dining Room And Family Room / Study
- Five Bedrooms And Three Bathrooms Providing A Superb Family Home
- Benefitting From A Superb Landscaped And Large Rear Garden With Full Width Paved Patio
- Located Within The Adren Academy Catchment Area
- Set Behind A Large Stoned Driveway Providing Ample Parking With Garage





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



ENTRANCE HALLWAY

WC

7' 5" x 3' 1" (2.26m x 0.94m)

LIVING ROOM

19' 5" x 19' 3" (5.92m x 5.87m)

DINING ROOM

17' 3" x 10' 4" (5.26m x 3.15m)

FAMILY ROOM/STUDY

15' 11" x 8' 4" (4.85m x 2.54m)

CONSERVATORY

21' 9" x 18' 1" (6.63m x 5.51m)

BREAKFAST KITCHEN

25' 3" x 12' 9" (7.70m x 3.89m)

INTEGRAL GARAGE

18' 0" x 8' 1" (5.49m x 2.46m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 2" x 11' 5" (4.01m x 3.48m)

DRESSING ROOM

8' 5" x 5' 7" (2.57m x 1.70m)

ENSUITE

9' 1" x 7' 5" (2.77m x 2.26m)

BEDROOM TWO

12' 2" x 12' 0" (3.71m x 3.66m)

ENSUITE

5' 7" x 5' 0" (1.70m x 1.52m)

**BEDROOM THREE**

10' 6" x 8' 6" (3.20m x 2.59m)

BEDROOM FOUR

12' 0" x 7' 7" (3.66m x 2.31m)

BEDROOM FIVE

10' 0" x 7' 7" (3.05m x 2.31m)

BATHROOM

7' 10" x 7' 5" (2.39m x 2.26m)

TOTAL SQUARE FOOTAGE

224.0sq.m (2411 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED GARDEN WITH FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, underfloor heating, garden shed, electric garage door, all carpets and blinds, CCTV and fitted wardrobes in two 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.

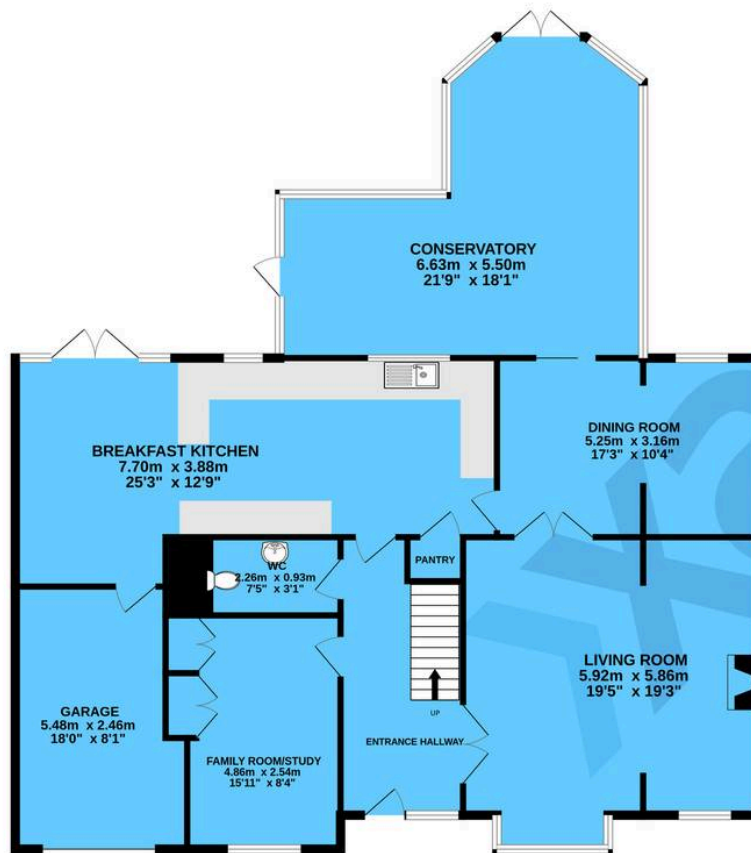
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

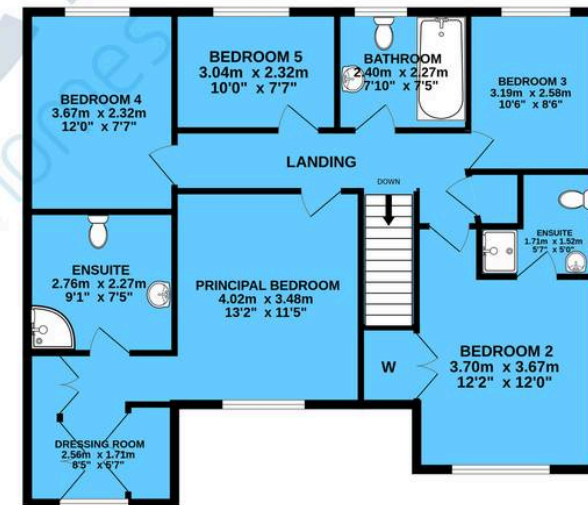




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 224.0 sq.m. (2411 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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