



## Hazeltree Grove, Dorridge

Guide Price £325,000







## PROPERTY OVERVIEW

Presenting a charming two-bedroom mid-terrace house ideally situated within walking distance to Dorridge Village. The property enjoys a convenient position set behind a tarmac driveway, providing easy access and a neat first impression. Upon entering, the ground floor welcomes with a newly fitted breakfast kitchen to the front, offering a modern and functional space for culinary pursuits. Continuing through, a well-proportioned lounge to the rear beckons, featuring French doors that gracefully lead onto the garden, infusing the space with natural light and a seamless indoor-outdoor transition. Ascending the stairs, the upper level reveals two generously sized bedrooms, each thoughtfully serviced by a well-appointed family bathroom. This layout ensures comfort and privacy for residents and guests alike. Beyond the interior, the property features a landscaped garden at the rear, primarily laid with lawn, creating a serene outdoor space for relaxation and alfresco dining. Conveniently positioned within strolling distance to Dorridge Village and Dorridge Train Station, this home offers easy access to local amenities and transportation links. Moreover, residing in the prestigious Arden Academy catchment area, residents can take advantage of the renowned educational opportunities in the vicinity.





Boasting the added benefit of no upward chain, this property presents a compelling opportunity for prospective buyers seeking a well-appointed home in a sought-after location. seize the chance to make this delightful house your own and experience comfortable living in a desirable neighbourhood. Don't miss out on exploring all that this property has to offer, book your viewing today and envision the possibilities for creating your ideal living space.

#### 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: C

Tenure: Freehold







- Two Bedroom Mid-Terrace House Located Walking Distance To Dorridge Village
- Set Behind A Tarmac Driveway
- Newly Fitted Breakfast Kitchen To The Front & A Well Proportioned Lounge To The Rear With French Doors Onto The Garden
- Upstairs The Property Boasts Two Well Proportioned Bedrooms Both Serviced By A Well Appointed Family Bathroom
- To The Rear Of The Property Is A Landscaped Garden Which Is Mainly Laid With Lawn
- Located Walking Distance To Dorridge Village & Dorridge Train Station
- Situated In The Prestigious Arden Academy Catchment Area
- Offered To The Market With The Benefit Of No Upward Chain

#### **ENTRANCE HALLWAY**

#### **BREAKFAST KITCHEN**

10' 5" x 9' 5" (3.18m x 2.87m)

#### **LOUNGE**

13' 0" x 10' 4" (3.96m x 3.15m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

14' 1" x 9' 5" (4.29m x 2.87m)

#### **BEDROOM TWO**

10' 7" x 7' 1" (3.23m x 2.16m)

#### **BATHROOM**

7' 4" x 6' 5" (2.24m x 1.96m)

#### **TOTAL SQUARE FOOTAGE**

64.0 sq.m (689 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **LANDSCAPED REAR GARDEN**

### **ALLOCATED PARKING**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge, freezer and washing machine.

### **ADDITIONAL INFORMATION**

Services – mains electricity and sewers. Broadband – FTTP (fibre to the premises).

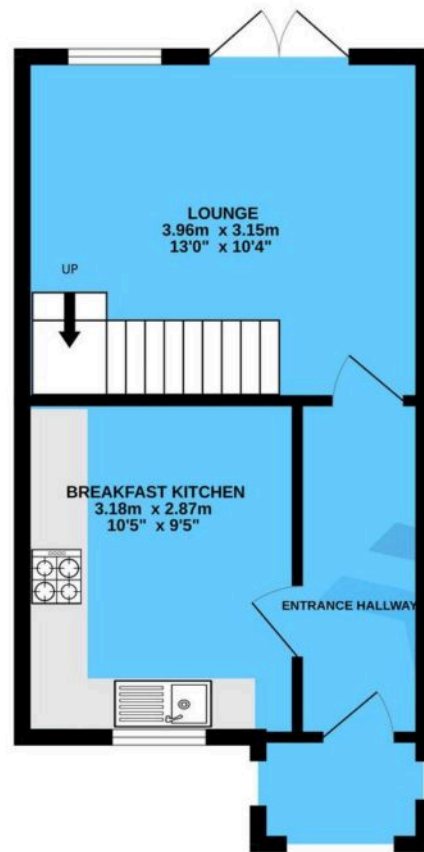
### **INFORMATION FOR POTENTIAL BUYERS**

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.

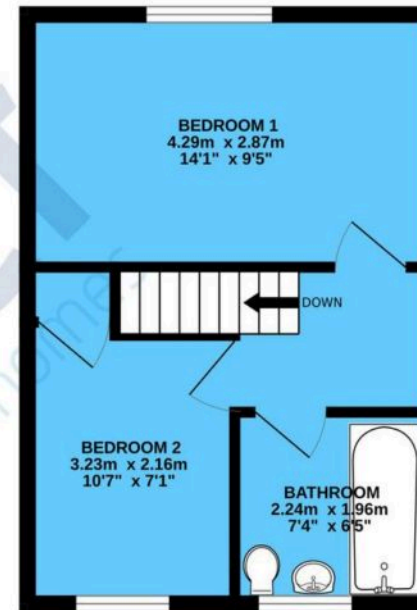




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 64.0 sq.m. (689 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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