



Kingsley Gardens, Dorridge

Guide Price £575,000





PROPERTY OVERVIEW

Set behind a private gated entrance, this superb property in Kingsley Gardens in Dorridge offers a modern semi-detached property which boasts three double bedrooms, two bathrooms, and a sleek design that exudes contemporary elegance and sophistication. The property has also been internally remodelled by the present owners to create perfect open plan downstairs space. Upon arrival, a block-paved driveway leads provides ample parking for residents and visitors alike and also houses a useful storage shed. Stepping through the entrance hallway, you are greeted by a seamless flow of living space on the ground floor. The breakfast kitchen provides a range of base, wall and draw units with granite worksurface opening into a dining and living room with bifold doors opening to the garden, offering a perfect setting for relaxation and entertainment. Conveniently situated on this level is the guest WC, adding a touch of practicality and comfort to the home. Ascending to the first floor, two generously sized double bedrooms await, both of which are serviced by a family bathroom with a separate bath and shower that exudes a sense of luxury. Ascending further to the second floor, the principal bedroom benefits from fitted wardrobes and offers a private sanctuary, complete with a spacious en-suite bathroom. Outside, a well-proportioned south facing landscaped garden awaits, offering a serene outdoor retreat for residents to unwind and enjoy a breath of fresh air.



Embraced by the privacy of a gated development, this residence is conveniently located within walking distance to the bustling hub of Dorridge, where an array of amenities, including Dorridge Station. Moreover, this property is ideally positioned for those seeking proximity to local schools, ensuring a seamless blend of family-friendly living and educational accessibility. In summary, this residence at Kingsley Gardens epitomises modern living at its finest, offering a harmonious fusion of style, comfort, and practicality in a prestigious setting.

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: E

Tenure: Freehold





- Modern Three Bedroom Two Bathroom Semi-Detached Property Set Within The Prestigious Kinglsey Gardens
- With A Block Paved Driveway Providing Ample Paring To The Property
- Large Breakfast Kitchen/Dining & Living Room With Bifold Doors To The Garden
- Downstairs Guest WC
- To The First Floor Two Double Bedrooms Both Serviced By The Family Bathroom
- Located On The Second Floor Is The Principal Bedroom Which Boasts A Large En-Suite Bathroom
- To The Rear Of The Property Is A Well Proportioned Landscaped Garden
- Set In A Gated Development Walking Distance To Dorridge & All Amenities Dorridge Has To Offer, Including Dorridge Station
- Ideally Located For Local Schools

ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN/DINING & LIVING ROOM

25' 7" x 14' 4" (7.80m x 4.37m)

FIRST FLOOR

BEDROOM TWO

14' 4" x 8' 2" (4.37m x 2.49m)

BEDROOM THREE

10' 8" x 8' 4" (3.25m x 2.54m)

BATHROOM

8' 3" x 5' 10" (2.51m x 1.78m)



SECOND FLOOR

PRINCIPAL BEDROOM

12' 3" x 10' 6" (3.73m x 3.20m)

ENSUITE

7' 9" x 5' 7" (2.36m x 1.70m)

TOTAL SQUARE FOOTAGE

103.0 sq.m (1109 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens fridge, Siemens freezer, Siemens dishwasher, Siemens washing machine, Hoover tumble dryer, Solis solar panels, underfloor heating and all carpets.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded. Service charge - garden, gates & electrics £900pa (2024).



INFORMATION FOR POTENTIAL BUYERS

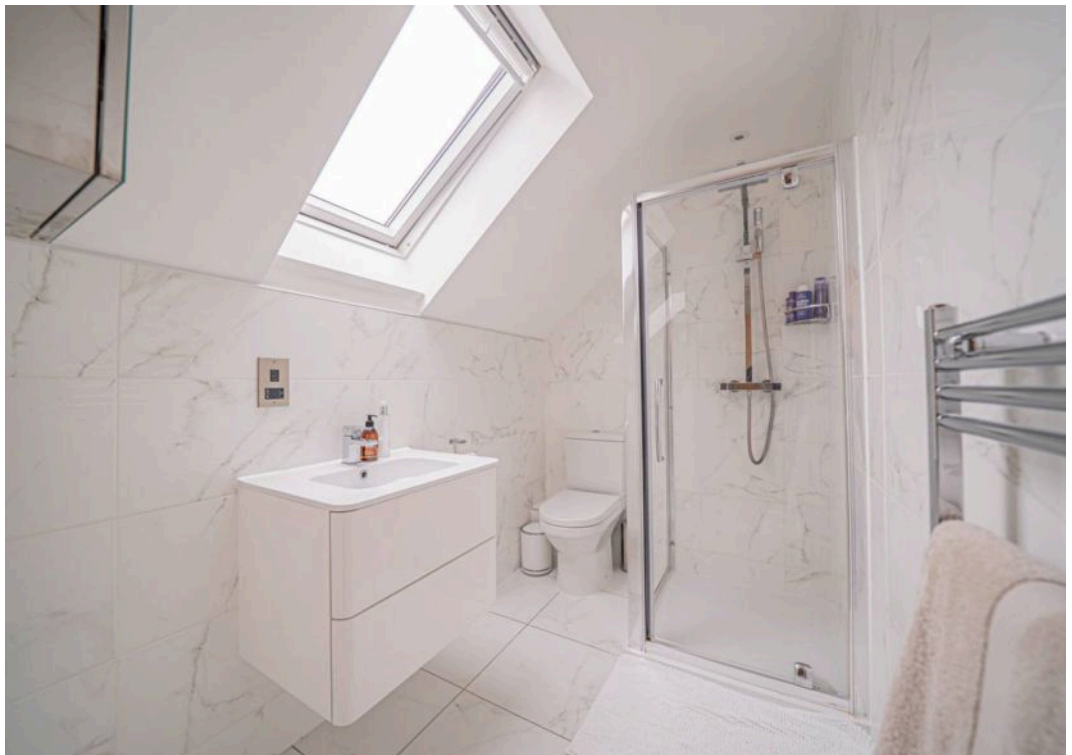
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

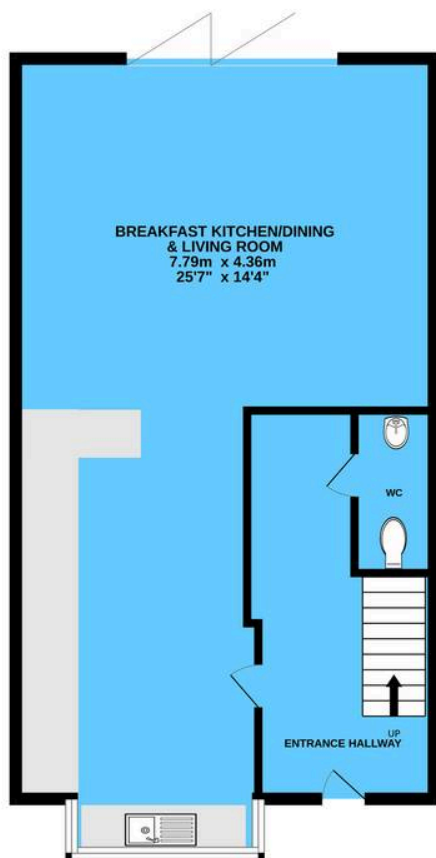
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

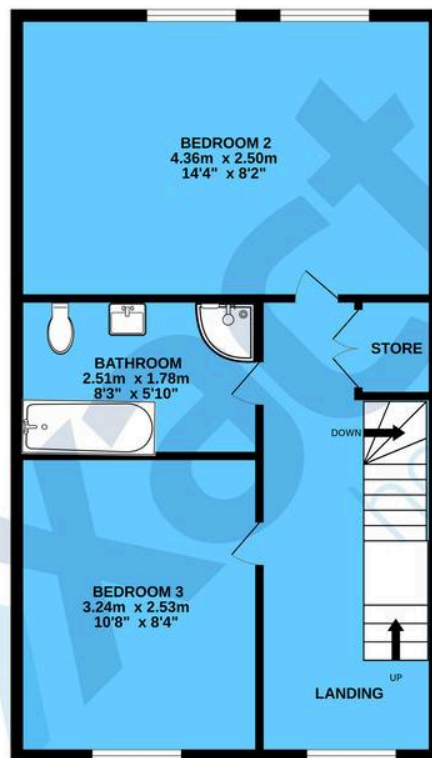
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



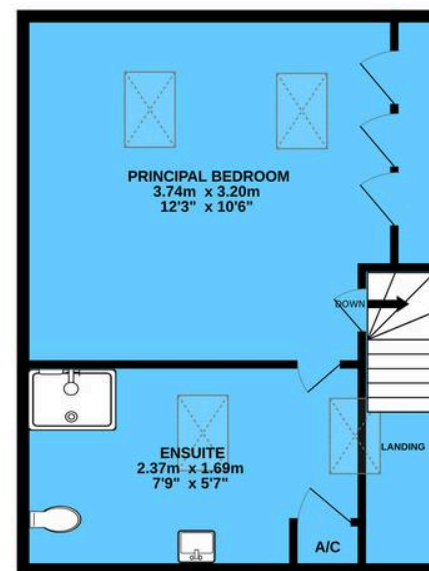
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 103.0 sq.m. (1109 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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