



Dunham Croft, Dorridge

Guide Price £900,000





PROPERTY OVERVIEW

This delightful five-bedroom, three-bathroom detached property, located in the serene cul-de-sac of Dorridge, offers a tranquil retreat away from the hustle and bustle. With the convenience of no upward chain, this residence guarantees a smooth transition for its new owners. Upon arrival, the property impresses with a generously sized patterned concrete driveway that easily accommodates multiple vehicles, complemented by the added convenience of a double garage. The entrance hallway sets the tone for the home, leading to various reception rooms, including a comfortable living room which has a traditional fireplace with real wood/coal fire, providing a cosy and warm atmosphere in the winter, a formal dining room, and a dedicated study area. The heart of this home lies in the open-plan breakfast kitchen, seamlessly connected to a spacious conservatory (with dual zoned underfloor heating and individual window blinds which reflect the heat) that floods the space with natural light. A handy utility room, complete with direct access to the double garage, provides added functionality to the layout. Upstairs, the property boasts a principal bedroom with an ensuite and dressing area, alongside a guest bedroom also featuring its private facilities. The remaining three bedrooms share access to a well-appointed family bathroom, ensuring comfort and privacy for all residents.



Stepping outside, the south-facing landscaped garden offers a serene retreat, designed for minimal maintenance and maximum enjoyment. The addition of a Breeze House outdoor dining space and a covered hot tub elevates the outdoor experience, perfect for relaxation or entertaining guests. In summary, this superb family home brilliantly combines practical living with impressive entertainment spaces, promising a lifestyle of comfort and convenience. An opportunity not to be missed, this residence in Dorridge stands as a testament to refined living in a peaceful 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: G

Tenure: Freehold





- No Upward Chain
- Five Bedroom And Three Bathroom Detached Property Set Within A Quiet Cul-De-Sac Of Dorridge
- Set Behind A Large Block Patterned Concrete Driveway Providing Ample Parking And Also Benefitting From Double Garage
- Accessed Via Entrance Hallway With Guest Cloakroom Leading To Three Reception Rooms Including Living Room, Dining Room And Study
- Open Plan Breakfast Kitchen With Large Conservatory To Rear And Also A Useful Utility With Internal Door To Double Garage
- Dual Zoned Underfloor Heating And Individual Window Blinds Which Reflect The Heat In the Conservatory
- Principal Bedroom And Guest Bedroom With Ensuite Facilities, Remaining Bedrooms Serviced Via Family Bathroom
- South Facing Landscaped And Low Maintenance Rear Garden Benefitting From Breeze House Outdoor Dining Space And Covered Hot Tub
- Superb Family Home With Outstanding Entertainment Space



ENTRANCE HALLWAY

WC

LIVING ROOM

19' 2" x 14' 9" (5.84m x 4.50m)

DINING ROOM

11' 5" x 10' 2" (3.48m x 3.10m)

STUDY

8' 10" x 6' 2" (2.69m x 1.88m)

CONSERVATORY

35' 0" x 14' 7" (10.67m x 4.45m)

BREAKFAST KITCHEN

24' 3" x 9' 1" (7.39m x 2.77m)

UTILITY

INTEGRAL DOUBLE GARAGE

FIRST FLOOR

PRINCIPAL BEDROOM

16' 9" x 16' 1" (5.11m x 4.90m)

DRESSING AREA

8' 2" x 5' 2" (2.49m x 1.57m)

ENSUITE

BEDROOM TWO

13' 9" x 11' 5" (4.19m x 3.48m)

ENSUITE

**BEDROOM THREE**

8' 11" x 7' 10" (2.72m x 2.39m)

BEDROOM FOUR

11' 10" x 9' 5" (3.61m x 2.87m)

BEDROOM FIVE

9' 9" x 7' 1" (2.97m x 2.16m)

BATHROOM**TOTAL SQUARE FOOTAGE**

217.8 sq.m (2344 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, underfloor heating (conservatory), all carpets, Dimension spa hot tub (6 people), Eating Hut (with heating and lighting) and fitted wardrobes in four 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.

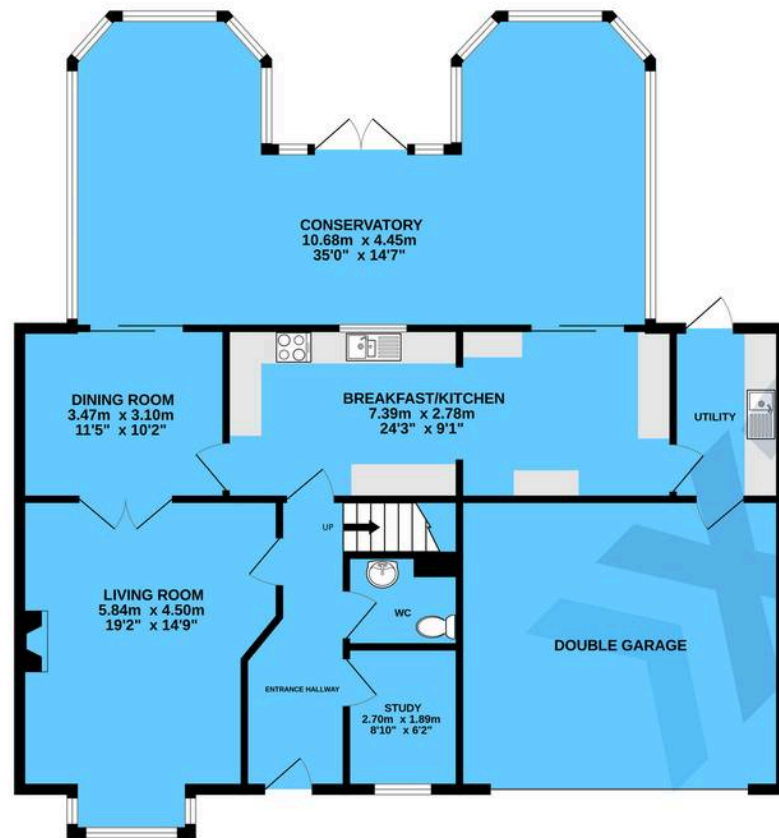
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

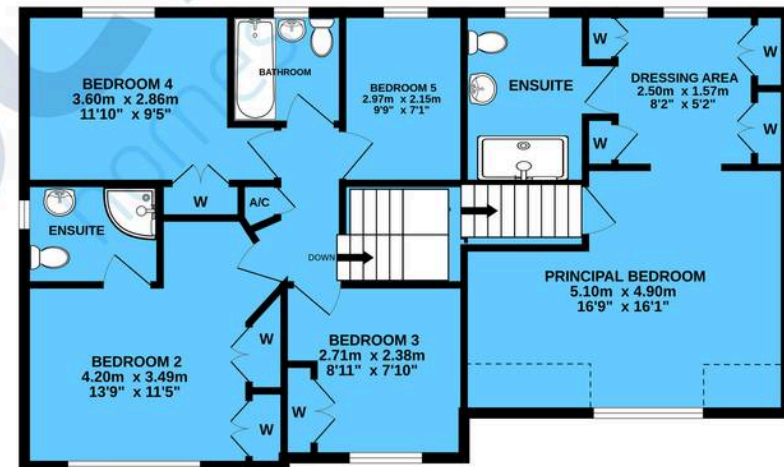
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 217.8 sq.m. (2344 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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