



Shelwick Grove, Dorridge

Guide Price £650,000







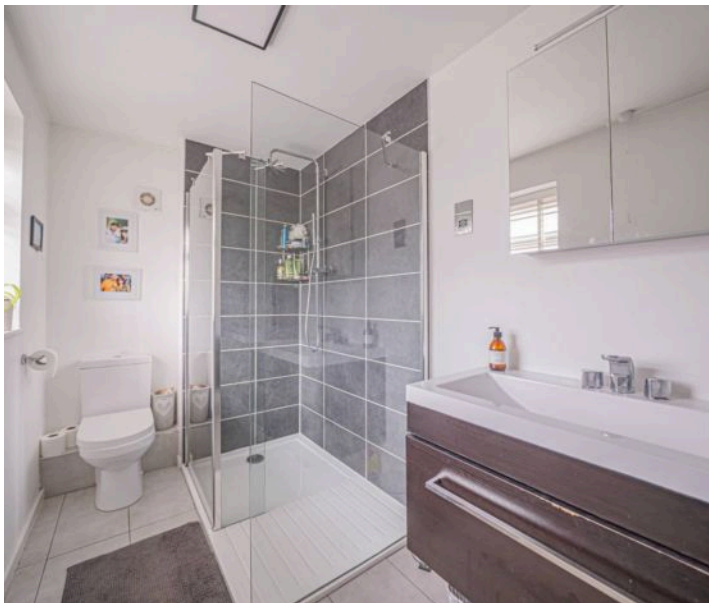
## PROPERTY OVERVIEW

Set within walking distance to Dorridge Village, this stunning four-bedroom, three-bathroom detached house boasts a prime location for modern living.

The property greets you with a grand entrance, accessed through an inviting hallway, leading to a large lounge and a separate WC at the front. Continuing through, the rear of the house reveals a spacious open-plan kitchen / dining / family room and a versatile reception room, offering ample space for both relaxation and entertainment.

Ascending to the upper level, the property features four well-proportioned bedrooms, serviced by three bathrooms, two of which are en-suite, ensuring convenience and comfort for all residents. Natural light floods through the windows, creating a warm and inviting ambience throughout the living spaces.

Exuding kerb appeal, the property is set behind a large block-paved driveway, providing ample parking for several vehicles. To the rear, a good-sized South-Westerly facing landscaped garden offers a tranquil retreat, perfect for enjoying the outdoors and entertaining guests in style.







Perfect for commuters, this home is conveniently located within walking distance to Dorridge Station, offering easy access to major transport links. Residents will also benefit from the plethora of amenities that Dorridge Village has to offer, including shops, restaurants, and recreational facilities, all within easy reach.

In summary, this meticulously designed property offers a harmonious blend of contemporary living spaces, elegant finishes, and a sought-after location, making it an ideal choice for those seeking a comfortable and stylish home in a thriving community.

#### 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





- Four-Bedroom, Three-Bathroom Detached House Located Walking Distance To Dorridge Village
- Set Behind A Large Block Paved Driveway Providing Ample Parking
- The Property Is Accessed Via The Entrance Hallway & Includes A Large Lounge & Separate W/C To The Front
- The Ground Floor Also Benefits From A Large Open Plan Kitchen / Dining / Family Room & A Separate Versatile Reception Room To The Rear
- Upstairs, The Property Boasts Four Well Proportioned Bedrooms Which Are Serviced By Three Bathrooms, Two Of Which Are En-Suite
- To The Rear Of The Property Is A Good Size South-Westerly Facing Landscaped Garden
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer





#### **ENTRANCE HALLWAY**

#### **WC**

#### **LOUNGE**

17' 3" x 11' 11" (5.25m x 3.64m)

#### **KITCHEN / DINING / FAMILY ROOM**

22' 8" x 20' 5" (6.91m x 6.23m)

#### **RECEPTION ROOM**

13' 7" x 7' 6" (4.15m x 2.28m)

#### **UTILITY ROOM**

7' 6" x 6' 3" (2.28m x 1.90m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

11' 11" x 11' 1" (3.64m x 3.39m)

#### **ENSUITE**

10' 5" x 5' 4" (3.18m x 1.62m)

#### **BEDROOM TWO**

14' 2" x 8' 8" (4.33m x 2.63m)

#### **ENSUITE**

8' 8" x 2' 6" (2.63m x 0.77m)

#### **BEDROOM THREE**

8' 8" x 7' 0" (2.63m x 2.13m)

#### **BEDROOM FOUR**

8' 8" x 6' 7" (2.63m x 2.00m)

#### **BATHROOM**

7' 1" x 6' 8" (2.15m x 2.03m)

#### **TOTAL SQUARE FOOTAGE**

125.0 sq.m (1345 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

8' 2" x 7' 9" (2.50m x 2.35m)

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **SOUTH WESTERLY FACING LANDSCAPED GARDEN**

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

Rangemaster free-standing cooker, extractor, Smeg dishwasher, all carpets, all curtains, some blinds and all light fittings.

### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – boarded.

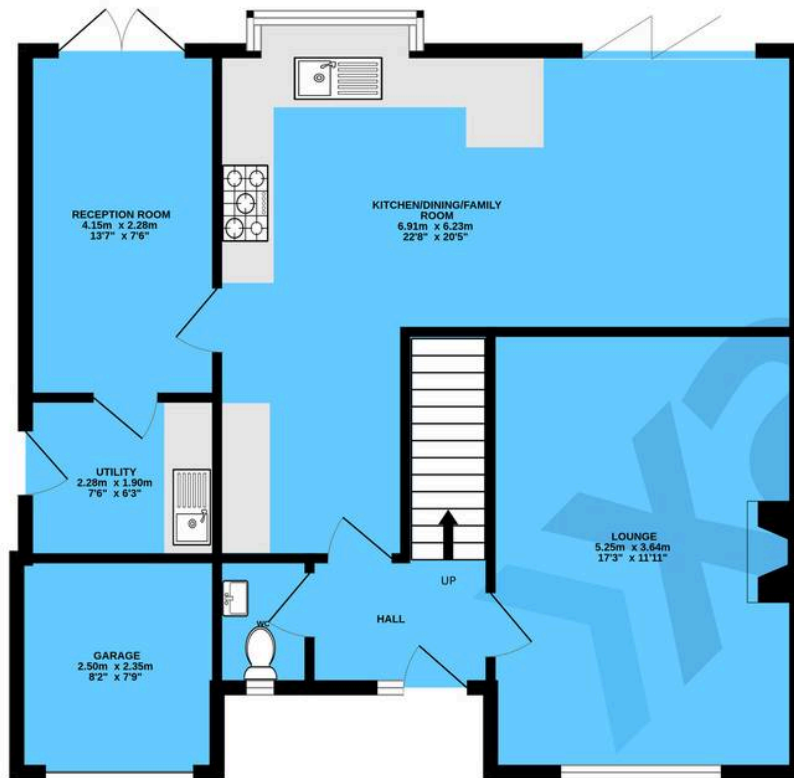
### **INFORMATION FOR POTENTIAL BUYERS**

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.

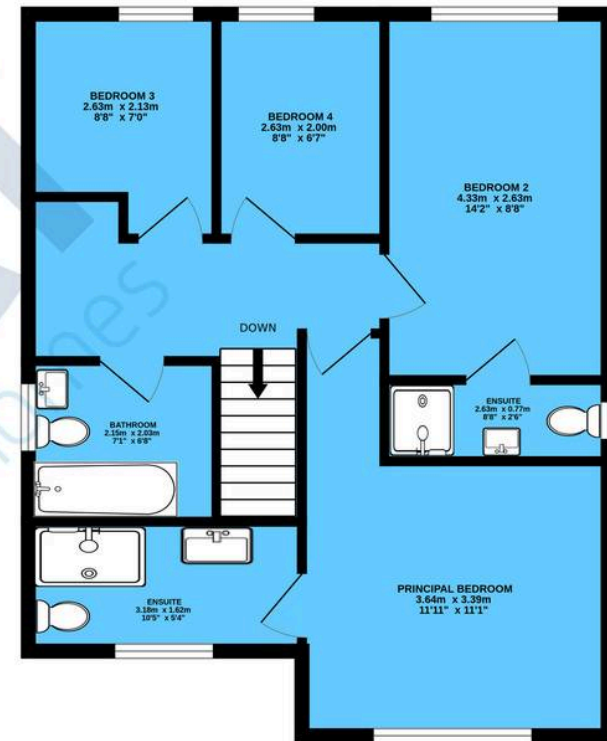




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 125.0 sq.m. (1345 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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