



Chadworth Avenue, Dorridge

Guide Price £735,000





PROPERTY OVERVIEW

Presenting this exceptional four-bedroom, two-bathroom executive detached house, resting gracefully on a generous off-street corner plot, its elegance accentuated by a private setting shielded by a substantial front garden. A tarmac driveway and detached double garage welcome you upon arrival, promising convenience and security seamlessly integrated into this residence.

Step inside through the entrance hallway to the the living accommodation. The first reception room, currently serving as a dining room, and a separate study are located at the front of the house, offering versatility and space for various personal needs. To the rear, a large lounge exudes warmth with its feature fireplace and invites in natural light through patio doors opening onto the garden and the adjacent kitchen caters to culinary endeavours. There is a third versatile reception room off the kitchen which awaits further customisation based on your lifestyle, currently used as a gym and a large utility room to the front.

Ascending the staircase reveals a sanctuary of comfort on the upper level, featuring four bedrooms, with three graciously sized double bedrooms, one currently being used as a dressing room with fully fitted wardrobes and two modern bathrooms, one of which is an en-suite to the principal bedroom. The principal bedroom is a true retreat, boasting a modern en-suite shower room and fitted wardrobes, ensuring functionality and style seamlessly converge.



Outside, a well-proportioned, highly private, south-westerly facing garden awaits, promising endless moments of tranquillity and relaxation amidst nature's embrace. Beyond the confines of this luxurious abode, find convenience in proximity, with Dorridge Station and all the amenities of Dorridge Village within walking distance, enhancing the lifestyle offered by this remarkable property. Experience the epitome of executive living with this distinguished residence, perfectly blending contemporary comforts with timeless elegance, awaiting your arrival to create cherished memories and bask in the luxurious ambience it effortlessly provides.

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 Two Bathroom Executive Detached House Located On A Generous Corner Plot
- Set In A Private Position Behind A Large Front Garden With A Tarmac Driveway & Detached Double Garage
- Dining Room, Study & Utility To The Front Of The Property
- Large Lounge With A Feature Fireplace & Patio Doors Onto The Garden, A Kitchen & A Third Versatile Reception Room
- Upstairs The Property Boasts Four Bedrooms, Three Of Which Are Double Bedrooms & Two Modern Bathrooms One Of Which Is En-Suite To The Principal Bedroom
- The Principal Bedroom Boasts A Modern En-Suite Shower Room & Fitted Wardrobes
- To The Rear Of The Property Is A Well Proportioned, Very Private, South Westerly Facing Garden
- Within Walking Distance To Dorridge Station & All The Amenities Of Dorridge Village

ENTRANCE HALLWAY

WC

LOUNGE

16' 5" x 11' 4" (5.00m x 3.45m)

DINING ROOM

12' 3" x 9' 3" (3.73m x 2.82m)

STUDY

10' 1" x 6' 4" (3.07m x 1.93m)

KITCHEN

11' 4" x 8' 11" (3.45m x 2.72m)

GYM

13' 7" x 7' 11" (4.14m x 2.41m)

UTILITY ROOM

9' 5" x 7' 11" (2.87m x 2.41m)



FIRST FLOOR

PRINCIPAL BEDROOM

14' 8" x 9' 3" (4.47m x 2.82m)

ENSUITE

6' 8" x 6' 7" (2.03m x 2.01m)

BEDROOM TWO

11' 7" x 10' 1" (3.53m x 3.07m)

BEDROOM THREE

9' 8" x 9' 1" (2.95m x 2.77m)

BEDROOM FOUR

9' 1" x 6' 8" (2.77m x 2.03m)

BATHROOM

7' 5" x 5' 8" (2.26m x 1.73m)

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE WITH SIDE ACCESS

17' 2" x 16' 8" (5.23m x 5.08m)

TOTAL SQUARE FOOTAGE

149.4 sq.m (1608 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Hotpoint integrated oven, Philips integrated hob, Philips extractor, all carpets, fireplace and fitted wardrobes in two bedrooms. Other items and accessories may be available and are subject to separate negotiation.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet).

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.

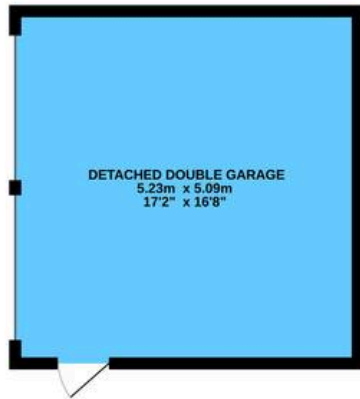
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

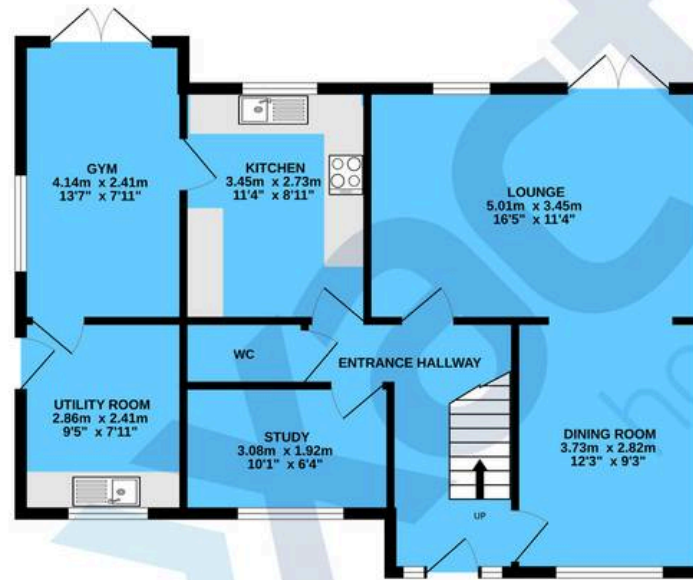
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



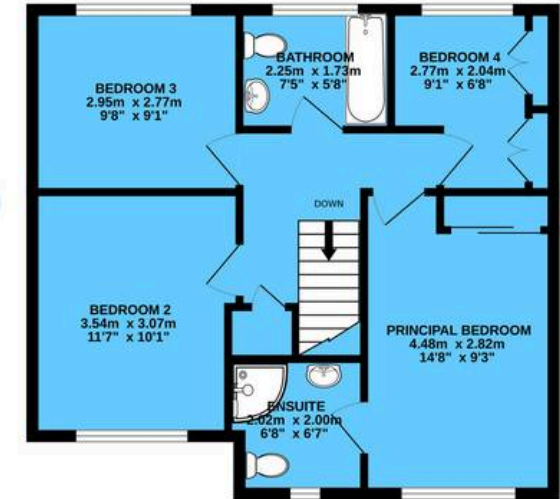
GARAGE



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 149.4 sq.m. (1608 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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