



Earlswood Road, Dorridge

Guide Price £595,000





PROPERTY OVERVIEW

Introducing an exceptional opportunity within the sought-after locale of Dorridge: this three bedroom detached bungalow showcases serene rural views while being conveniently situated within walking distance to Dorridge Village.

Approaching the property, one is greeted by a lush, well-established front garden leading to a spacious tarmac driveway supported by a double garage, providing ample off-road parking space for multiple vehicles.

Entering through the impressive entrance hallway, the living accommodation unfolds seamlessly. To the front, a generously proportioned lounge boasting a picturesque window awaits, with an adjacent sizeable kitchen / diner offering a versatile space for culinary creations and dining experiences.



The property also benefits from three inviting bedrooms and a shower room, with the principal bedroom boasting its own en-suite WC. Notably, one of the bedrooms has been ingeniously repurposed as a sun room, benefitting further from the inclusion of a charming conservatory.

Stepping outside, the property reveals a neat square garden adorned with a delightful feature patio area, providing a private oasis for outdoor relaxation and entertaining, ideal for hosting gatherings or simply unwinding in the tranquil setting.



Conveniently situated within walking distance to Dorridge Village, residents will find themselves within easy reach of a wealth of amenities, including boutique shops, eateries, and essential services, ensuring a lifestyle of comfort and convenience.

In summary, this impeccable three bedroom detached bungalow offers a harmonious blend of rural tranquillity and urban convenience, presenting an ideal opportunity for those seeking a serene retreat within a vibrant community setting. Schedule a viewing today to experience the allure of this remarkable property firsthand.

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





- Three Bedroom Detached Bungalow With Rural Views Located Walking Distance To Dorridge Village
- Set Behind A Well Established Front Garden & Large Tarmac Driveway Which Is Supported By A Double Garage
- The Property Is Accessed Via The Entrance Hallway, With A Well Proportioned Lounge With Picture Window To The Front & An Adjacent Large Kitchen / Diner
- To The Rear Of The Property Are Three Bedrooms, With The Principal Bedroom Boasting Its Own En-Suite WC
- One Of The Bedrooms Is Currently Utilised As A Sun Room & Benefits From Access To The Conservatory
- To The Rear Of The Property Is A Square Garden With A Feature Patio Area
- Located Walking Distance To Dorridge Village & All Of The Amenities Dorridge Has To Offer



ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE

13' 3" x 12' 8" (4.05m x 3.85m)

KITCHEN / DINER

18' 7" x 10' 10" (5.67m x 3.29m)

PRINCIPAL BEDROOM

11' 6" x 11' 0" (3.51m x 3.35m)

ENSUITE WC

8' 5" x 3' 5" (2.57m x 1.03m)

BEDROOM TWO

12' 7" x 11' 6" (3.84m x 3.51m)

BEDROOM THREE

9' 7" x 9' 4" (2.92m x 2.84m)

SHOWER ROOM

9' 5" x 5' 10" (2.86m x 1.79m)

CONSERVATORY

11' 2" x 7' 9" (3.40m x 2.35m)

INTEGRAL DOUBLE GARAGE

18' 2" x 15' 1" (5.53m x 4.60m)

TOTAL SQUARE FOOTAGE

109.0 sq.m (1173 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

FEATURE PATIO AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom, garden shed and electric garage door.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. 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.

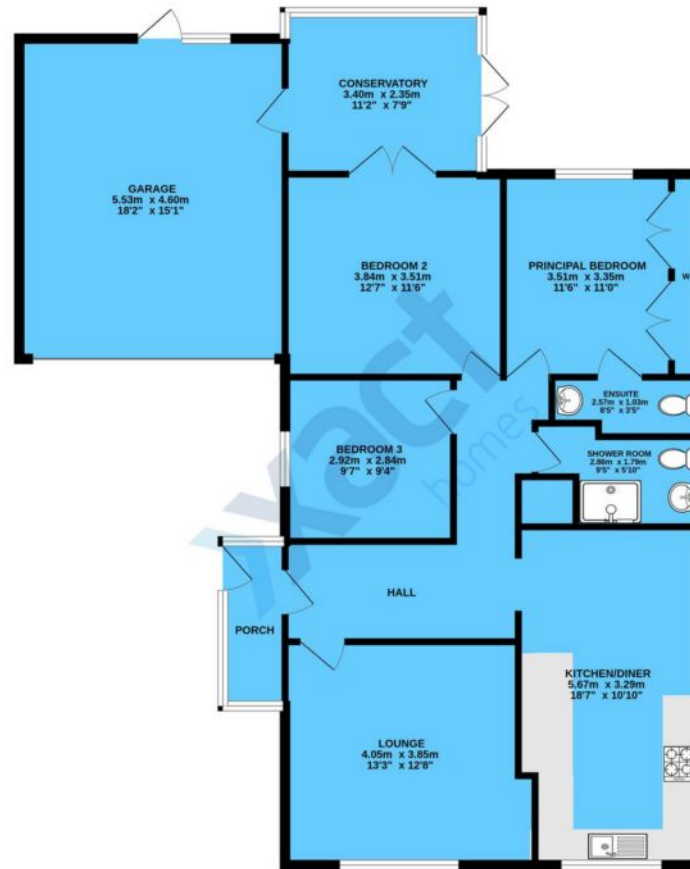
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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



TOTAL FLOOR AREA: 109.0 sq.m. (1173 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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