



Glendon Way, Dorridge

Guide Price £850,000





PROPERTY OVERVIEW

Situated within easy reach of Dorridge Station, this exceptional and adaptable five-bedroom detached property offers a standout opportunity for contemporary living. Boasting a remarkable extension that includes a lift connecting the ground floor to bedroom two, this home provides unparalleled multi-generational and future-proof accommodation. Occupying a generous corner plot, the property also benefits from additional space to the side, offering exciting potential for further extension or development, subject to the necessary planning consents.

Approached by a broad block-paved driveway offering ample parking space, the ground floor of this property features four reception rooms, including a fantastic living room to the front elevation with a feature fireplace, a versatile study, a gym, which has been created via a garage conversion, and a large, extended family room located to the rear of the property, which also leads to an impressive breakfast kitchen with a striking central island. There is also a convenient guest WC on this level. Throughout the ground floor, there is underfloor heating, providing a warm and comfortable environment year-round, with the exception of the gym and study. For added convenience, a purpose-built lift located at the side of the property and accessed through the family room leads directly to bedroom two with its own ensuite bathroom.





The first floor is comprised of a total of five bedrooms, with four of these offering fitted wardrobes, and three luxurious bathrooms. A particular feature of the bedrooms is the versatility offered with the remodelling undertaken by the present owners, creating a second bedroom with ensuite and a lift facility for any incumbent buyer.

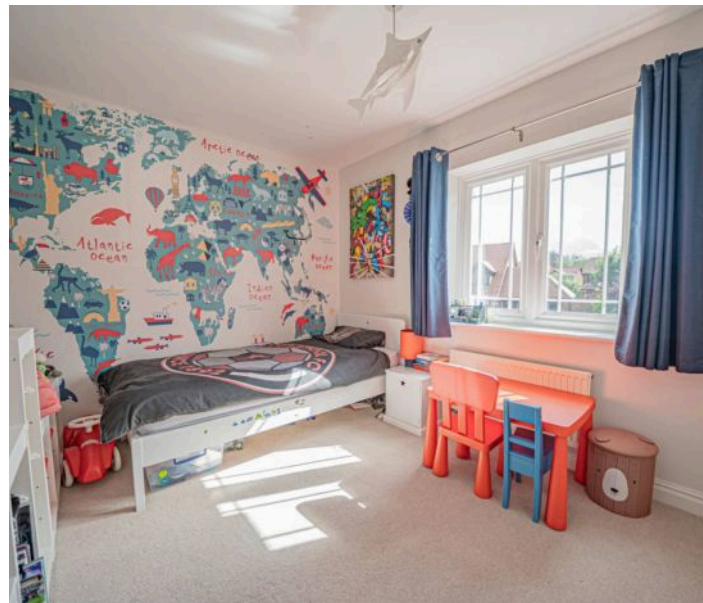
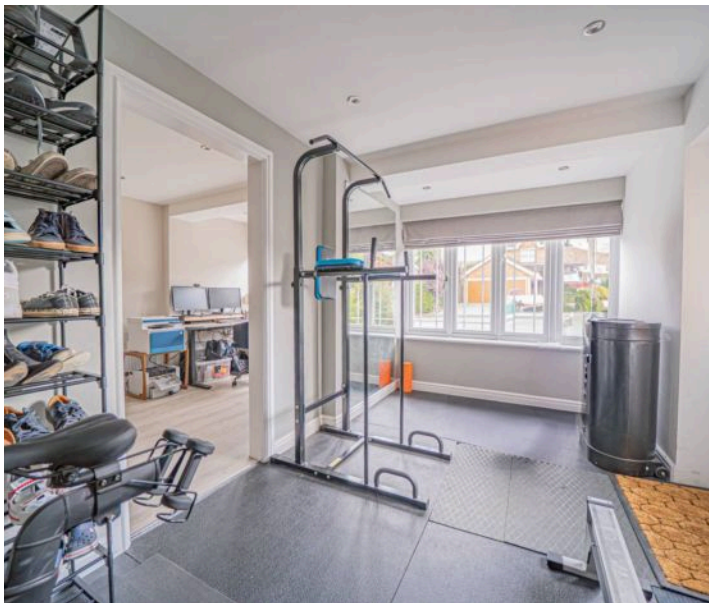
The rear garden has been beautifully landscaped and is predominantly laid with lawn, wrapping around the side of the property. It also features a superb bin store/storage area with a shed, adding both functionality and charm to the outdoor space.

Presenting itself as a must-see family home, this property caters to those seeking multi-generational living and with the need for a lift either now or in the future. Offering a promising future-proof layout and thoughtful design elements, this home is sure to impress discerning buyers looking for a comfortable and convenient living experience.





- An Outstanding And Versatile Five Bedroom Detached Property Set Within Walking Distance To Dorridge Station
- Significantly Extended To Include A Lift From The Ground Floor To Bedroom Two, Offering Outstanding Multi-Generational / Future-Proof Accommodation
- Further Potential For Extension To The Side Of The Property (Subject To Planning Permission)
- Set Behind A Wide Block Paved Driveway Providing Ample Parking
- Ground Floor Accommodation Includes A Superb Living Room, Study & Gym To The Front, And A Large & Extended Family Room To The Rear, Leading To A Superb Breakfast Kitchen With Feature Central Island
- Underfloor Heating Throughout Ground Floor (Except Gym & Study) And In Family Bathroom & Principal Bedroom Ensuite
- A Purpose Built Lift To The Side Of The Property And Accessed Via The Family Room Leads To Bedroom Two With Its Own Ensuite



- A Total Of Five Bedrooms To The First Floor With Three Luxury Bathrooms, With Four Bedrooms Benefitting From Fitted Wardrobes
- Beautifully Landscaped Rear Garden Which Is Mainly Laid With Lawn And Wraps Around The Side Of The Property, Leading To A Superb Bin Store / Storage Area With Shed
- This Is A Must See Family Home Offering A Future-Proof Solution For Those Seeking Multi-Generational Living And The Requirement For A Lift



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



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

17' 9" x 11' 11" (5.40m x 3.64m)

FAMILY ROOM

26' 6" x 16' 10" (8.07m x 5.12m)

LIFT

BREAKFAST KITCHEN

16' 4" x 14' 4" (4.99m x 4.36m)

UTILITY ROOM

5' 6" x 5' 3" (1.67m x 1.60m)

STUDY

14' 2" x 7' 5" (4.33m x 2.26m)

With two direct network ports

GYM

15' 11" x 7' 2" (4.84m x 2.18m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 1" x 11' 8" (3.68m x 3.55m)

ENSUITE

6' 9" x 6' 2" (2.05m x 1.87m)

BEDROOM TWO

9' 10" x 8' 10" (2.99m x 2.69m)

ENSUITE

8' 6" x 5' 9" (2.60m x 1.76m)

BEDROOM THREE

11' 2" x 8' 11" (3.40m x 2.71m)

BEDROOM FOUR

11' 3" x 7' 9" (3.44m x 2.37m)

BEDROOM FIVE

9' 4" x 8' 10" (2.85m x 2.70m)



BATHROOM

7' 0" x 6' 0" (2.13m x 1.84m)

TOTAL SQUARE FOOTAGE

209.0 sq.m (2251 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

BIN STORE / STORAGE AREA



ITEMS INCLUDED IN THE SALE

Rangemaster professional free-standing cooker & oven, kitchen extractor, top of the range in frame Shaker kitchen units, stunning larder cupboards, integrated dishwasher, all carpets, some curtains, some blinds, some light fittings, fitted wardrobes in four bedrooms, underfloor heating throughout ground floor (except gym & study) and in family bathroom & principal bedroom ensuite, Stannah Midilift platform lift, Gazco Riva2 750HL balanced flue gas fire, Porcelanosa & Fired Earth bathrooms, Worcester hot water cylinder, Worcester gas boiler and a 2024 electric car charging point.

ADDITIONAL INFORMATION

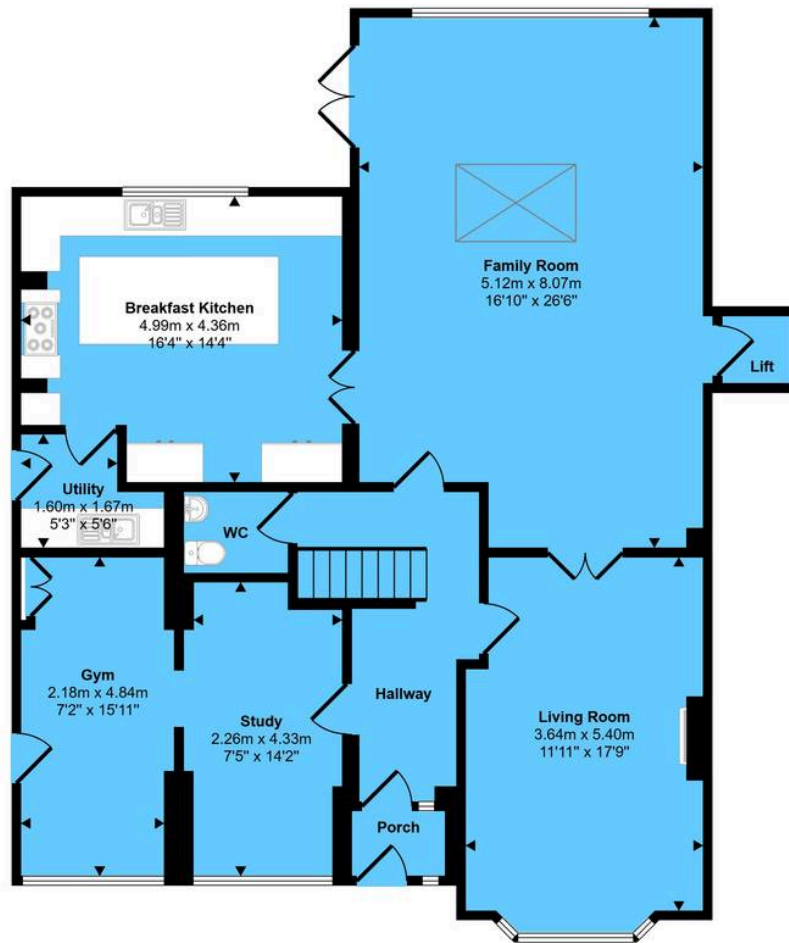
Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

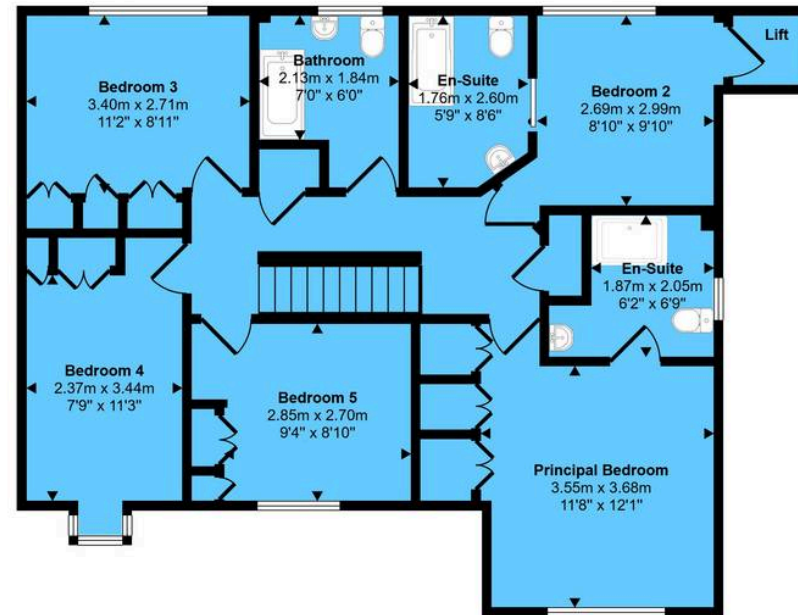
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area
209 sq m / 2251 sq ft



Ground Floor
Approx 125 sq m / 1344 sq ft



First Floor
Approx 84 sq m / 907 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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