



Earlswood Road, Dorridge

Guide Price £595,000





PROPERTY OVERVIEW

Introducing this charming three-bedroom detached house, ideally situated within walking distance to Dorridge Village. As you approach the property, you are greeted by a well-maintained front lawn and a tarmac driveway leading to a full-size single garage, providing ample parking space and convenience. Upon entering through the inviting entrance hallway, you will find a spacious lounge at the front of the house, perfect for relaxation, and a dining room at the rear, ideal for entertaining guests. Adjacent to the dining room is a fully fitted kitchen, complemented by a generously sized utility room for added functionality. Ascending to the upper floor, you will discover three well-proportioned bedrooms, each offering comfort and tranquillity, all serviced by a modern, sleek shower room. Beyond the interiors lies a well-established, landscaped garden at the rear, providing a private outdoor sanctuary for relaxation or social gatherings. This property presents a rare opportunity to acquire a home with no upward chain, offering a smooth transition for potential buyers. Situated adjacent to Dorridge Park and within a short stroll of Dorridge Village, convenience and leisure are at your doorstep. In addition, this residence is nestled within the prestigious Arden Academy catchment area, ensuring access to excellent educational facilities.



In summary, this property is a perfect blend of comfortable living spaces, modern amenities, and a sought-after location. Don't miss out on the chance to make this house your home and experience the lifestyle it has to offer.

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 House Located Within Walking Distance To Dorridge Village
- Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By A Full Size Single Garage
- Large Lounge To The Front & Dining Room To The Rear
- Fully Fitted Kitchen Which Is Supported By A Good Size Utility Room
- Upstairs The Property Benefits From Three Well Proportioned Bedrooms Which Are All Serviced By A Modern Shower Room
- To The Rear Of The Property Is A Well Established Landscaped Garden
- Offered To The Market With The Benefit Of No Upward Chain
- Located Adjacent To Dorridge Park & Walking Distance To Dorridge Village
- Set Within The Prestigious Arden Academy Catchment Area

ENTRANCE HALLWAY

WC

LOUNGE

18' 8" x 14' 5" (5.69m x 4.39m)

DINING ROOM

9' 1" x 22' 6" (2.77m x 6.86m)

KITCHEN

9' 7" x 12' 0" (2.92m x 3.66m)

UTILITY

7' 11" x 10' 8" (2.41m x 3.25m)

INTEGRAL GARAGE

8' 4" x 17' 10" (2.54m x 5.44m)



FIRST FLOOR

BEDROOM ONE

12' 2" x 12' 8" (3.71m x 3.86m)

BEDROOM TWO

10' 9" x 9' 8" (3.28m x 2.95m)

BEDROOM THREE

7' 10" x 8' 0" (2.39m x 2.44m)

SHOWER ROOM

7' 0" x 6' 3" (2.13m x 1.91m)

TOTAL SQUARE FOOTAGE

133.0 sq.m (1428 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL ESTABLISHED LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

Miele integrated oven, Miele integrated induction hob, extractor, Bosch fridge, Bosch dishwasher, Miele washing machine, Miele tumble dryer, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

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



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.

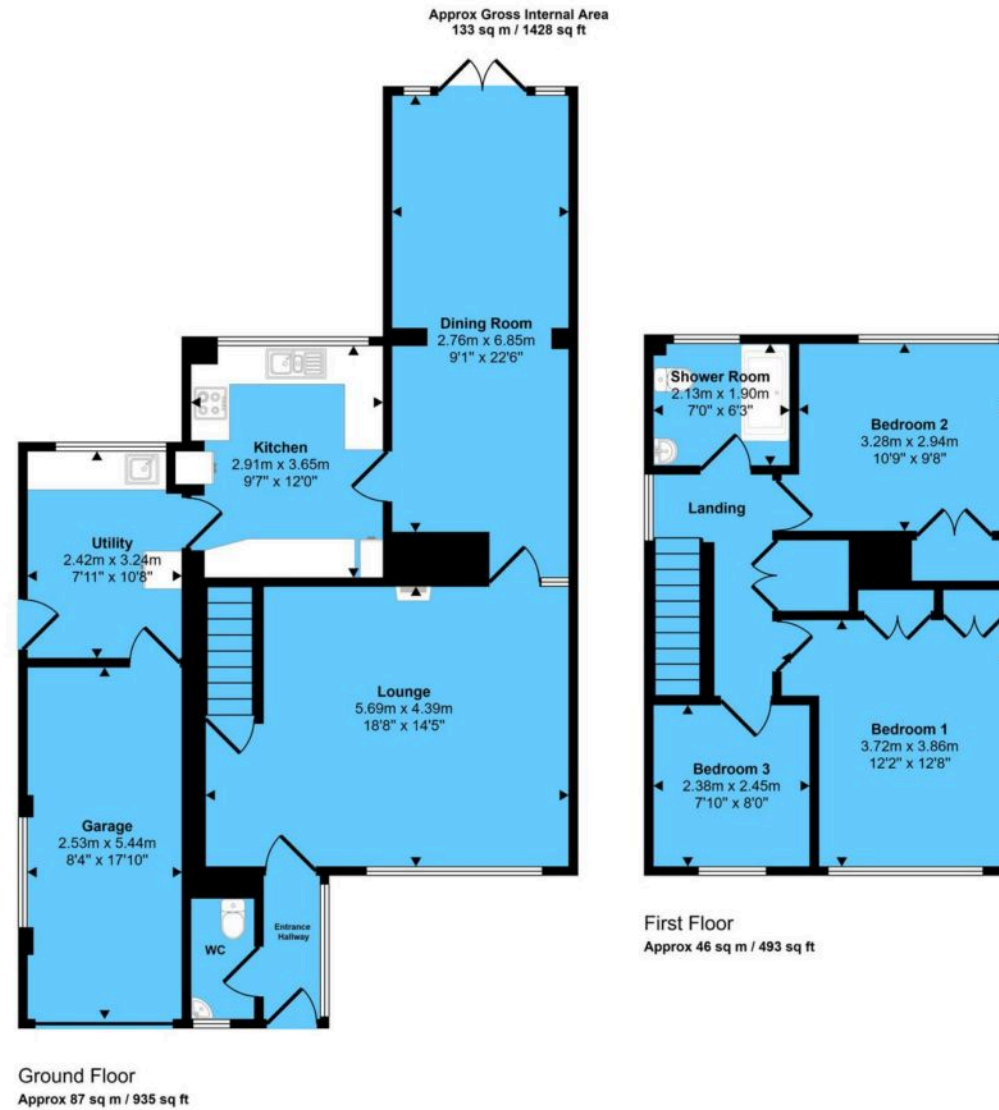
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.





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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