



## Morville Close, Dorridge

Guide Price £700,000







## PROPERTY OVERVIEW

Nestled within the tranquil confines of a quiet cul-de-sac in the sought-after locale of Dorridge, this beautifully presented and immaculately maintained four-bedroom detached residence provides a superb family home. A pristine new resin driveway welcomes you, offering ample parking and seamless access into the double tandem garage, ensuring convenience from the moment you arrive and solar panels which reduces the need to purchase electricity. At the entrance to the driveway, three retractable security bollards provide added safety and peace of mind.

Upon entering, you are greeted by three inviting reception rooms including living Room, dining room and study, positioned off the spacious entrance hallway. A guest cloakroom provides practicality and convenience for visitors. The heart of the home lies in the breakfast kitchen and large utility room, with courtesy door leading into the garage.

The principal bedroom boasts an ensuite, fitted wardrobes, and luxurious air conditioning, providing a sanctuary for relaxation and rejuvenation. The three remaining bedrooms offer comfortable accommodations, with two benefiting from fitted wardrobes and being serviced by the well-appointed family bathroom.

Additional features include a double tandem garage for secure parking and extra storage space. The low-maintenance landscaped rear garden offers a serene setting, complemented by a full-width block-paved patio, perfect for entertaining or unwinding alfresco.





This outstanding family home is strategically located within the highly regarded Arden Catchment Area, ensuring access to prestigious educational facilities. With meticulous attention to detail, convenient amenities, and a serene ambience, this property epitomises modern family living at its finest.

#### 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







- Beautifully Presented And Immaculately Maintained Four Bedroom Detached
- Situated Within A Quiet Cul-De-Sac Of Dorridge
- Set Behind A New Resin Driveway With Three Retractable Security Bollards Providing Ample Parking And Access Into Double Tandem Garage
- Three Reception Rooms Located Off Entrance Hallway With Guest Cloakroom
- Breakfast Kitchen And Large Utility Leading Into Garage
- Principal Bedroom With Ensuite Fitted Wardrobes And Air Conditioning
- Three Remaining Bedrooms, Two Of Which Have Fitted Wardrobes And Serviced Via Family Bathroom
- The Property Has Solar Panels Which Reduces The Need To Purchase Electricity
- Low Maintenance Landscaped Rear Garden With Full Width Block Paved Patio
- Outstanding Family Home Set Within Arden Catchment Area





## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

11' 5" x 19' 8" (3.47m x 5.99m)

## **DINING ROOM**

11' 7" x 12' 2" (3.53m x 3.71m)

## **STUDY**

7' 6" x 8' 7" (2.28m x 2.61m)

## **BREAKFAST KITCHEN**

13' 6" x 11' 0" (4.12m x 3.36m)

## **UTILITY**

8' 2" x 5' 0" (2.48m x 1.53m)

## **INTEGRAL DOUBLE TANDEM GARAGE**

8' 5" x 29' 5" (2.57m x 8.96m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

11' 11" x 19' 3" (3.63m x 5.87m)

## **ENSUITE**

5' 9" x 6' 1" (1.74m x 1.85m)

## **BEDROOM TWO**

11' 0" x 11' 1" (3.36m x 3.39m)

## **BEDROOM THREE**

12' 7" x 13' 0" (3.83m x 3.97m)

## **BEDROOM FOUR**

7' 8" x 9' 0" (2.33m x 2.74m)

## **BATHROOM**

7' 8" x 8' 4" (2.34m x 2.53m)

## **TOTAL SQUARE FOOTAGE**

171.0 sq.m (1837 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

**RESIN DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES**

**LOW MAINTENANCE LANDSCAPED GARDEN**

**FULL WIDTH PATIO**

## **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, Beko fridge, Beko freezer, Hotpoint dishwasher, Growatt solar panels, Birkdale electric garage door, all carpets, curtains, blinds and light fittings (excludes shades in downstairs WC, main bathroom and all bedrooms), all radiator covers, bathroom cabinets in ensuite and main bathroom, 8 potted shrubs in back garden, 4 potted shrubs in front garden and fitted wardrobes in three bedrooms.

## **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, solar panels, mains electricity and sewers. Broadband - cable. Loft space - part boarded.

## **INFORMATION FOR POTENTIAL BUYERS**

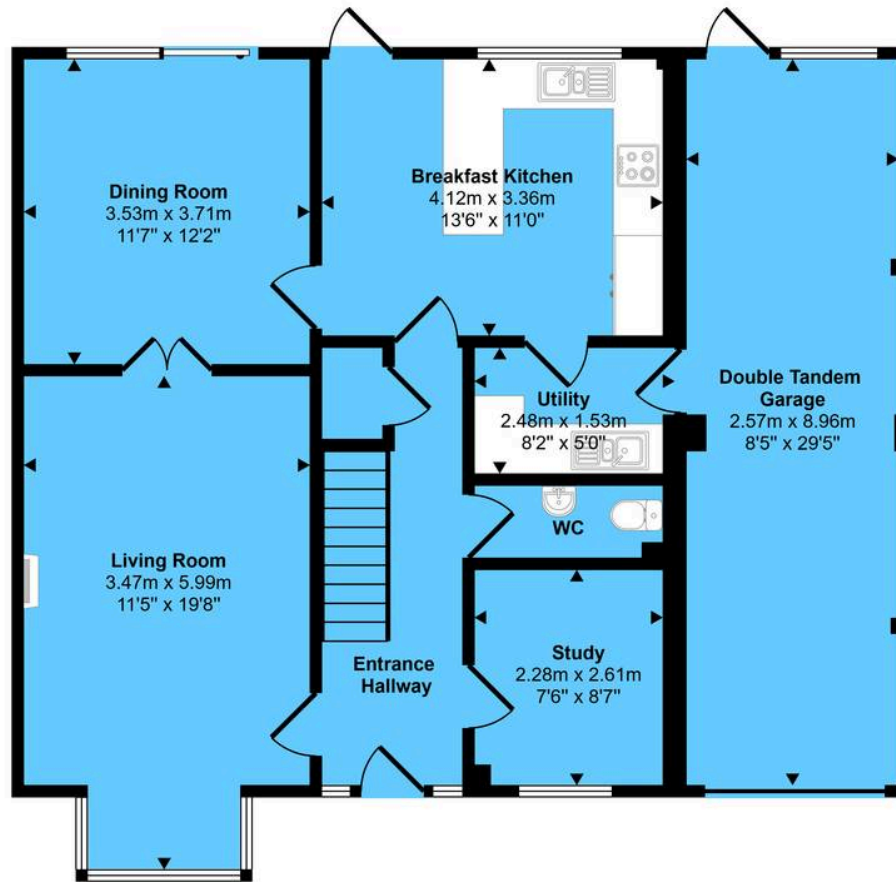
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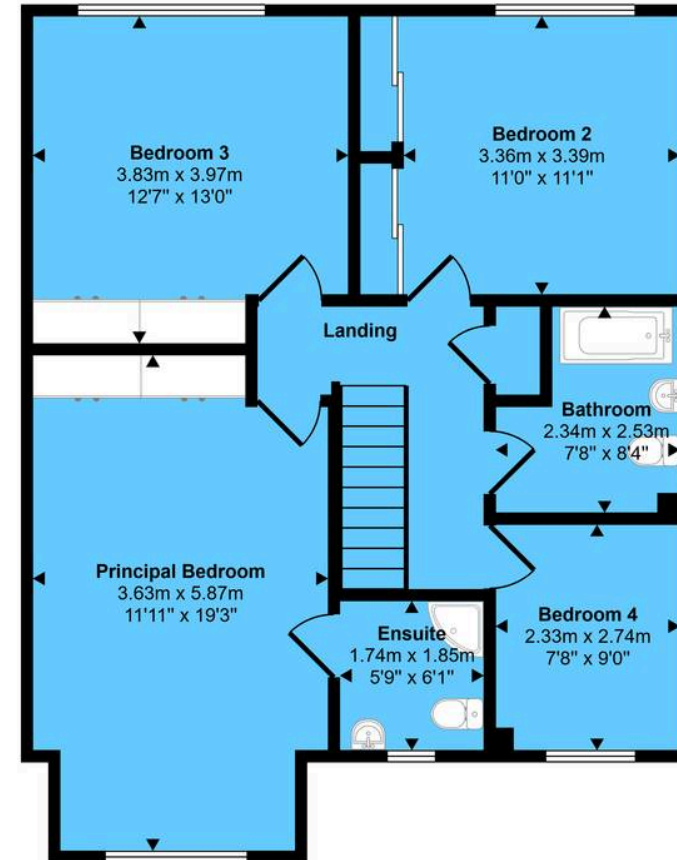




Approx Gross Internal Area  
171 sq m / 1837 sq ft



Ground Floor  
Approx 97 sq m / 1042 sq ft



First Floor  
Approx 74 sq m / 795 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.

# Xact Homes

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