



Manor Road, Dorridge

Guide Price £1,295,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a large detached house situated in a wide south facing plot in the heart of Dorridge, just a short walk from the village centre and all its amenities.

With further scope to extend, subject to the necessary planning consents, the property provides potential purchasers with:- a feature circular entrance hall providing access to an open-plan breakfast kitchen, a snug with patio doors opening onto the rear garden, a utility room, guest WC, sitting / dining room, living room, two double bedrooms (either of which could be used as an office / family room), and a bathroom.

To the first floor are three generous double bedrooms, all benefitting from en-suite facilities.

Outside, the property features a wide foregarden and driveway, providing parking for multiple vehicles, along with a double garage offering potential for conversion, subject to the necessary consents. To the rear is a generous, south facing garden, attractively planted with mature shrubs and trees and featuring a large patio area ideal for outdoor entertaining.

Viewing is by prior appointment with Xact on 01564 777 284.



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

- Five Bedroom Detached House
- Well Maintained & Presented Throughout
- Open Plan Breakfast Kitchen
- Three Large Reception Rooms
- Two Ground Floor Bedrooms
- Three First Floor Bedrooms
- Double Garage
- Wide South Facing Rear Garden

**ENTRANCE HALL****LIVING ROOM**

17' 5" x 13' 4" (5.31m x 4.07m)

SITTING / DINING ROOM

19' 9" x 12' 8" (6.03m x 3.85m)

BREAKFAST KITCHEN

17' 0" x 16' 2" (5.17m x 4.92m)

SNUG

17' 7" x 8' 11" (5.36m x 2.73m)

UTILITY ROOM

5' 5" x 4' 4" (1.65m x 1.32m)

WC**BEDROOM FOUR**

13' 9" x 11' 9" (4.20m x 3.59m)

BEDROOM FIVE

12' 3" x 11' 7" (3.74m x 3.54m)

BATHROOM

9' 1" x 8' 4" (2.78m x 2.53m)



FIRST FLOOR

PRINCIPAL BEDROOM

14' 11" x 11' 0" (4.55m x 3.36m)

ENSUITE

9' 0" x 7' 4" (2.75m x 2.23m)

BEDROOM TWO

13' 1" x 11' 1" (3.99m x 3.39m)

ENSUITE

7' 9" x 5' 9" (2.36m x 1.74m)

BEDROOM THREE

11' 10" x 11' 2" (3.61m x 3.41m)

ENSUITE

7' 2" x 5' 4" (2.18m x 1.63m)

TOTAL SQUARE FOOTAGE

253.0 sq.m (2723 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

16' 10" x 8' 9" (5.12m x 2.66m)

GARAGE

16' 6" x 9' 6" (5.02m x 2.90m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH FACING GARDEN

LARGE PATIO AREA



ITEMS INCLUDED IN THE SALE

All first floor carpets, some blinds, some light fittings, two garden sheds and two electric garage doors.

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
253 sq m / 2723 sq ft



Ground Floor
Approx 172 sq m / 1846 sq ft



First Floor
Approx 81 sq m / 877 sq ft

Denotes head height below 1.5m

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 350.

Xact Homes

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