



# Buckminster Drive, Dorridge

Guide Price £675,000





## PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire an executive four bedroom, two bathroom detached residence, ideally situated within the highly sought-after Dorridge village.

Approached via a generous tarmac driveway that provides ample parking for multiple vehicles, this impressive home is set back behind a well-maintained front lawn, offering an immediate sense of space and privacy. Upon entering, the welcoming hallway leads to a spacious lounge positioned at the front of the property, featuring an attractive fireplace that creates a cosy focal point for relaxing or entertaining guests. An additional dual aspect reception room offers flexible living space, perfect for a formal dining area, playroom or home office. To the rear, the property boasts an extended and newly fitted kitchen/diner, thoughtfully designed for modern family living and entertaining, complemented by a convenient utility room that provides additional storage and laundry facilities.



Upstairs, four well-proportioned bedrooms ensure ample accommodation for families of all sizes, with the principal bedroom benefitting from a stylish en-suite bathroom, while the remaining bedrooms are served by a contemporary family bathroom.



The property's layout is both practical and versatile, catering to the demands of today's busy lifestyles. Located within easy walking distance to Dorridge Station, this home offers excellent transport links for commuters, as well as close proximity to the range of shops, cafes and amenities available in Dorridge village. Families will appreciate the property's position within the prestigious Arden Academy catchment area, renowned for its outstanding educational provision. Finished to a high standard throughout, this superb detached house seamlessly blends comfort, style and convenience, making it an ideal choice for discerning buyers seeking a premium home in a prime location. Early viewing is highly recommended to fully appreciate everything this outstanding property 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



- Executive Four Bedroom Two Bathroom Detached House Located Within Dorridge Village
- Set Behind A Front Lawn & Large Tarmac Driveway Providing Ample Parking For Multiple Vehicles
- The Property Is Accessed Via The Entrance Hallway, With A Lounge To The Front With Feature Fire Place & An Additional Dual Aspect Reception Room
- To The Rear Of The Property Is An Extended & Newly Fitted Kitchen/Diner Which Is Supported By A Utility Room
- Upstairs The Property Boasts Four Well Proportioned Bedrooms & Two Bathrooms One Of Which Is En-Suite To The Principal Bedroom & The Family Bathroom
- To The Rear Of The Property Is A Landscaped South Facing Garden
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area

#### **HALLWAY**

#### **WC**

#### **LOUNGE**

13' 7" x 13' 2" (4.14m x 4.01m)

#### **RECEPTION ROOM**

7' 7" x 15' 7" (2.32m x 4.75m)

#### **KITCHEN/DINER**

#### **KITCHEN AREA**

21' 0" x 9' 3" (6.41m x 2.82m)

#### **DINING AREA**

8' 6" x 8' 4" (2.60m x 2.55m)

#### **UTILITY**

4' 4" x 6' 9" (1.32m x 2.05m)



## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

13' 7" x 10' 8" (4.13m x 3.24m)

### **ENSUITE**

4' 5" x 5' 7" (1.35m x 1.70m)

### **BEDROOM TWO**

9' 11" x 9' 9" (3.03m x 2.96m)

### **BEDROOM THREE**

8' 0" x 9' 1" (2.43m x 2.77m)

### **BEDROOM FOUR**

10' 11" x 6' 5" (3.32m x 1.95m)

### **BATHROOM**

6' 8" x 5' 11" (2.04m x 1.80m)

### **TOTAL SQUARE FOOTAGE**

127.0 sq.m (1367 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **LANDSCAPED REAR GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

AEG integrated oven, Zanussi integrated hob, Electrolux extractor, Kenwood dishwasher, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

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

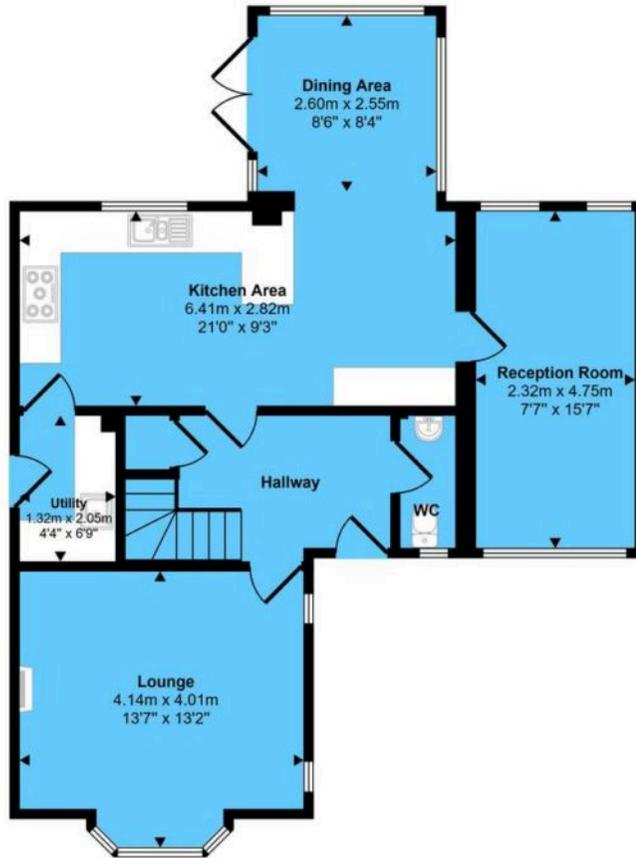
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

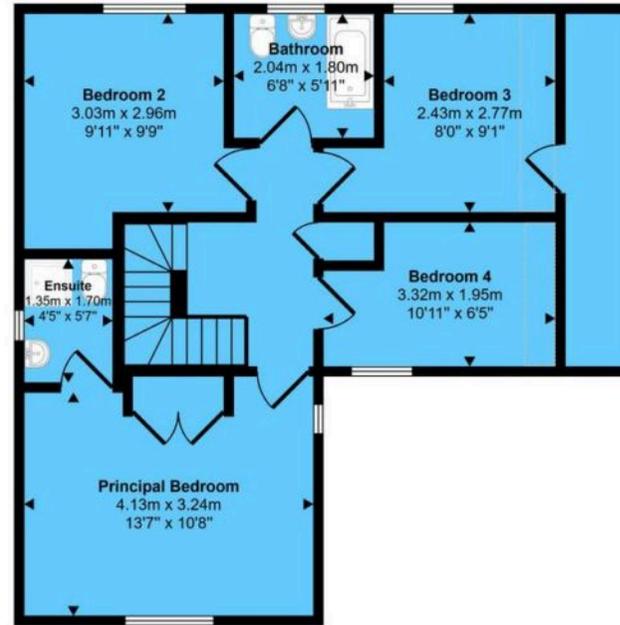


Approx Gross Internal Area  
127 sq m / 1367 sq ft



Ground Floor  
Approx 67 sq m / 723 sq ft

 Denotes head height below 1.5m



First Floor  
Approx 60 sq m / 645 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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