



Kingsland Drive, Dorridge

Offers Over £300,000







## PROPERTY OVERVIEW

This well-presented two bedroom terrace property is ideally situated within walking distance to the heart of Dorridge Village, placing a wealth of amenities and excellent transport links within easy reach.

Upon entering the property, you are welcomed by a spacious entrance hallway that leads to a fully fitted kitchen positioned at the front, offering a comprehensive range of units and integrated appliances (perfect for those who enjoy cooking and entertaining).

To the rear, the generous lounge provides a comfortable living space, enhanced by access to a bright conservatory that adds versatility for relaxation or dining.

Upstairs, the property features two well-proportioned bedrooms, each offering ample space for furnishings and storage, and both are serviced by a well-appointed bathroom with modern fixtures and fittings.

The property is offered to the market with the benefit of no upward chain, making it an attractive proposition for both first-time buyers and investors alike.

Additional advantages include two allocated parking spaces positioned to the front of the property, along with its prime location within the prestigious Arden Academy catchment area, making it particularly appealing to families seeking access to highly regarded schooling.







The proximity to Dorridge Station ensures convenient rail connections for commuters, while the vibrant village centre provides a selection of shops, cafes, and services.

Immaculately maintained throughout, this property represents an excellent opportunity to acquire a stylish and conveniently located home in one of the area's most sought after settings. Early viewing is highly recommended to appreciate the quality and potential on offer.

Please note some images have been virtually staged.

#### 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: C

Tenure: Freehold







- Two Bedroom Terrace Property Located Within Walking Distance To Dorridge Village
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Fully Fitted Kitchen To The Front & A Large Lounge To The Rear Which Is Supported By A Conservatory
- Upstairs, The Property Benefits From Two Well-Proportioned Bedrooms Which Are Serviced By A Well-Appointed Bathroom
- To The Rear Of The Property Is A South Facing Low Maintenance Garden
- Two Allocated Parking Spaces Located At The Front Of The Property
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



## **ENTRANCE HALLWAY**

### **KITCHEN**

8' 7" x 6' 7" (2.62m x 2.00m)

### **LOUNGE**

13' 7" x 12' 9" (4.15m x 3.88m)

### **CONSERVATORY**

9' 11" x 7' 5" (3.01m x 2.27m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

9' 9" x 9' 0" (2.96m x 2.75m)

### **BEDROOM TWO**

11' 3" x 7' 7" (3.44m x 2.32m)

### **BATHROOM**

8' 6" x 4' 11" (2.60m x 1.49m)

### **TOTAL SQUARE FOOTAGE**

62.0 sq.m (671 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **TWO ALLOCATED PARKING SPACES**

### **SOUTH FACING GARDEN**





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

Integrated oven, integrated hob, kitchen extractor, microwave, dishwasher, electric fire, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom and garden shed.

#### **ADDITIONAL INFORMATION**

Services – direct mains water, 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.



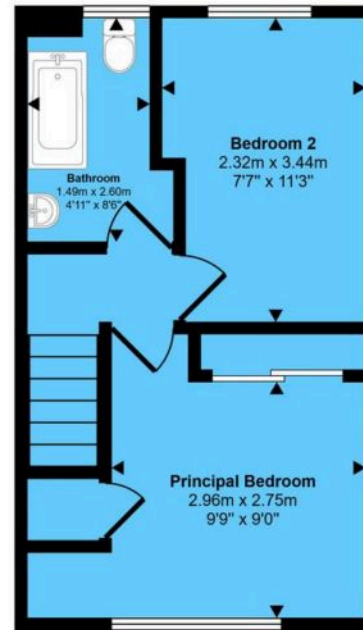




Approx Gross Internal Area  
62 sq m / 671 sq ft



Ground Floor  
Approx 35 sq m / 377 sq ft



First Floor  
Approx 27 sq m / 294 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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