



Kingsland Drive, Dorridge

Guide Price £415,000





PROPERTY OVERVIEW

This three-bedroom end terrace house offers an excellent opportunity for families and professionals alike, situated within walking distance of the highly regarded Dorridge Village. Set back from the road, the property enjoys a welcoming approach, with a tarmac driveway that provides ample parking and leads to a single garage, ideal for storage or secure parking.

Upon entering via the hallway, you are greeted by a spacious lounge to the front, featuring a charming bay window that fills the room with natural light. To the rear, the breakfast kitchen offers a practical and sociable space for family meals, while the large conservatory provides an additional versatile living area overlooking the garden. There is also a convenient guest WC, adding practicality to the ground floor layout.



Upstairs, the property comprises three well-proportioned bedrooms, two of which benefit from fitted wardrobes, and a well appointed family bathroom.

With the added advantage of no upward chain, this home is ready for immediate occupation and offers scope for personalisation. The location is particularly attractive, being adjacent to Conker Lane and within easy reach of Dorridge Station, as well as the array of shops, cafes, and amenities available in Dorridge Village.



The outside space is equally appealing, with a generously sized rear garden that provides a private and secure environment for children to play or for entertaining guests. The garden has a feature patio, bordered by mature shrubs and fencing, offering both privacy and a pleasant outlook. There is also a paved patio area directly accessible from the conservatory, perfect for alfresco dining or relaxing in the warmer months. The side access leads conveniently to the front driveway and garage, making garden maintenance and storage straightforward.

This combination of practical outside space and attractive landscaping ensures the property meets the needs of modern family life, making it a rare find in such a sought-after location.

Please note that some of the photographs of this property have been staged using AI.

- Three Bedroom End Terrace House Located Walking Distance To Dorridge Village
- Set Behind A Tarmac Driveway Which Is Supported By A Single Garage
- The Property Is Accessed Via The Entrance Hallway & Includes A Lounge To The Front With Bay Window, A Breakfast Kitchen To The Rear, A Large Conservatory & A Guest WC
- To The First Floor Are Three Bedrooms, Two Of Which Afford Fitted Wardrobes, And A Family Bathroom
- To The Rear Of The Property Is A Well-Proportioned Garden
- Offered To The Market With The Benefit Of No Upward Chain
- Located Adjacent To Conker Lane, Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village 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: D

Tenure: Freehold



ENTRANCE HALLWAY

WC

LOUNGE

16' 5" x 15' 0" (5.00m x 4.57m)

BREAKFAST KITCHEN

15' 0" x 9' 3" (4.57m x 2.82m)

CONSERVATORY

14' 2" x 11' 3" (4.33m x 3.43m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 9" x 8' 3" (3.58m x 2.51m)

BEDROOM TWO

8' 3" x 7' 10" (2.52m x 2.40m)

BEDROOM THREE

8' 10" x 6' 4" (2.68m x 1.92m)

BATHROOM

6' 4" x 6' 4" (1.93m x 1.92m)

TOTAL SQUARE FOOTAGE

104.0 sq.m (1121 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

23' 0" x 8' 11" (7.01m x 2.73m)

DRIVEWAY PARKING & ALLOCATED PARKING

LANDSCAPED GARDEN

FEATURE PATIO & PAVED PATIO



ITEMS INCLUDED IN THE SALE

TBC

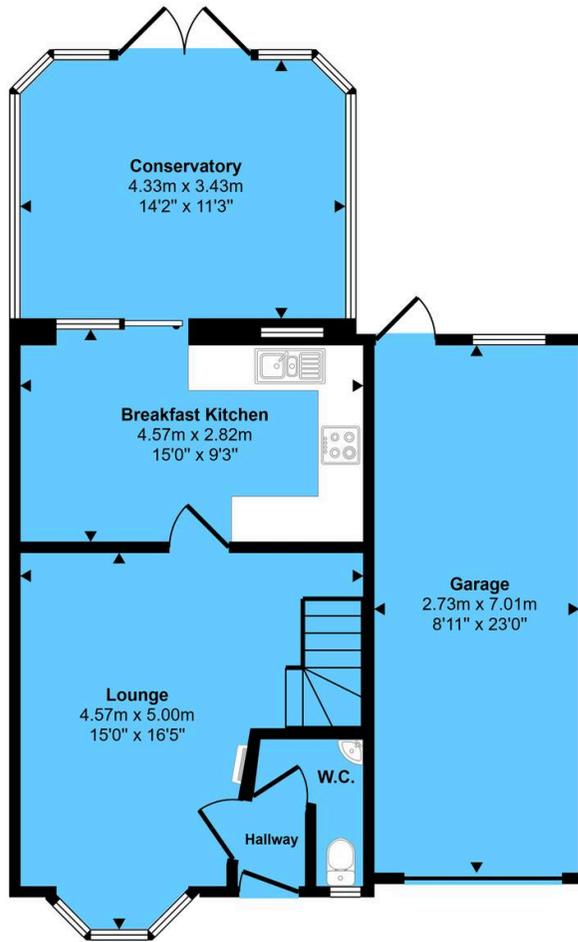
ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Loft – boarded.

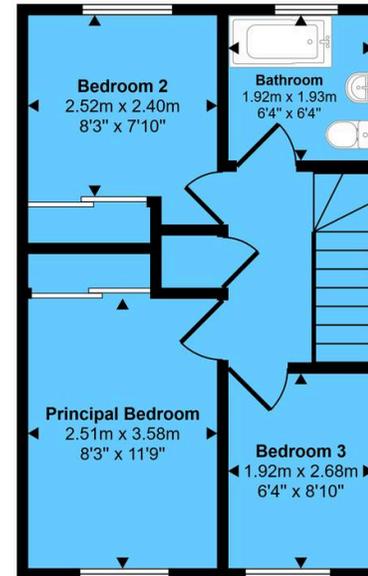
INFORMATION FOR POTENTIAL BUYERS

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
104 sq m / 1121 sq ft



Ground Floor
Approx 70 sq m / 756 sq ft



First Floor
Approx 34 sq m / 365 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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