



Doveridge Close, Solihull

Guide Price £735,000





PROPERTY OVERVIEW

This delightful four bedroom detached family home is positioned on a quiet and highly sought after cul-de-sac, offering a prime location within easy reach of local amenities and reputable schools. Enjoying lovely views overlooking St Bernard's Road Park, the property is accessed via a welcoming entrance hallway that sets the tone for the spacious and well-appointed accommodation throughout. At the heart of the home is a stunning open plan kitchen and family room, thoughtfully extended and designed to be flooded with natural light thanks to ample skylights and windows, creating a bright and inviting space ideal for both every-day living and entertaining. Complementing this is a large living room and an excellent dining room, both providing flexible options for relaxation and hosting guests. For those working from home or seeking a quiet retreat, a spacious home office is also included, ensuring every family need is catered for. Practical features such as a guest cloakroom and a separate utility room add further convenience.





Upstairs, four generously sized bedrooms await, with the principal bedroom benefiting from fitted wardrobes and a large en-suite bathroom for added luxury and privacy. The remaining bedrooms are all well-proportioned and are serviced by a family bathroom, making this home perfectly suited to growing families. Additional benefits include a beautifully maintained rear garden; and a driveway with space for multiple vehicles, leading to a detached garage, offering ample parking and storage solutions. With its impressive accommodation, excellent layout, and enviable location, this property represents a rare opportunity to acquire a superb family home in one of the area's most desirable settings. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold





- Delightful Four Bedroom Detached Family Home
- Quiet & Highly Sought After Cul-De-Sac Location
- Close To All Local Amenities & Schools
- Stunning Open Plan Kitchen & Family Room
- Large Living Room & Excellent Dining Room
- Four Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Beautifully Maintained Rear Garden
- Driveway Leading To Garage

ENTRANCE HALLWAY

WC

LIVING ROOM

19' 4" x 11' 7" (5.89m x 3.53m)

DINING ROOM

15' 0" x 9' 8" (4.56m x 2.95m)

HOME OFFICE

6' 2" x 10' 5" (1.87m x 3.18m)

KITCHEN & FAMILY ROOM

KITCHEN AREA

12' 8" x 9' 8" (3.85m x 2.94m)

FAMILY AREA

14' 7" x 10' 6" (4.44m x 3.21m)

UTILITY

5' 10" x 5' 9" (1.79m x 1.76m)



FIRST FLOOR

PRINCIPAL BEDROOM

14' 6" x 11' 11" (4.43m x 3.63m)

ENSUITE

4' 4" x 8' 0" (1.33m x 2.45m)

BEDROOM TWO

10' 2" x 13' 9" (3.09m x 4.19m)

BEDROOM THREE

9' 3" x 9' 8" (2.82m x 2.95m)

BEDROOM FOUR

8' 0" x 10' 3" (2.44m x 3.13m)

BATHROOM

7' 9" x 7' 10" (2.37m x 2.40m)

TOTAL SQUARE FOOTAGE

150.0 sq.m (1614 sq.ft) approx.

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

BEAUTIFULLY MAINTAINED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch microwave, Bosch fridge, Bosch fridge/freezer, Bosch dishwasher, electric garage door, all carpets and blinds, some curtains and light fittings and fitted wardrobes in three bedrooms.



ADDITIONAL INFORMATION

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

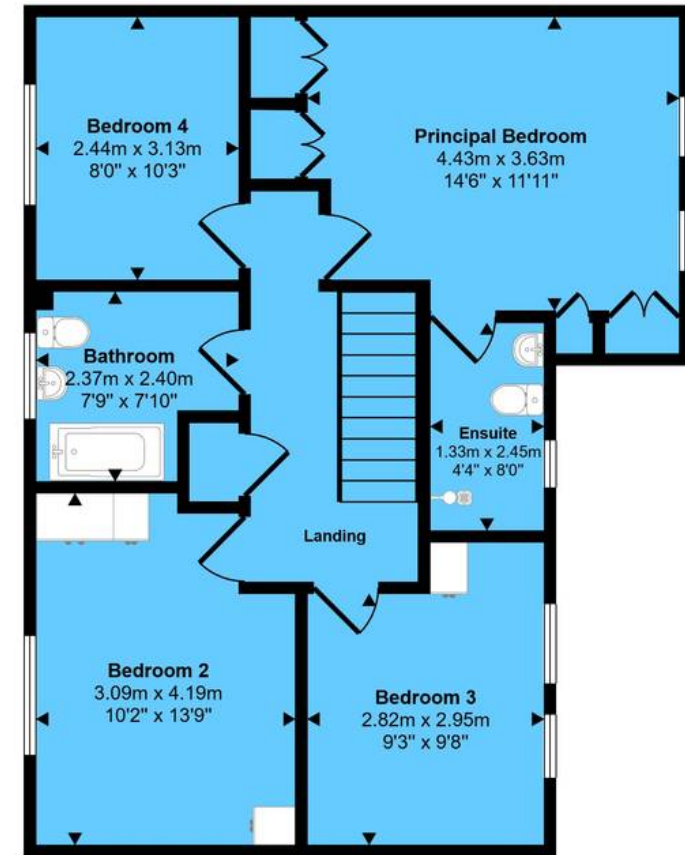




Approx Gross Internal Area
150 sq m / 1614 sq ft



Ground Floor
Approx 83 sq m / 890 sq ft



First Floor
Approx 67 sq m / 725 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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