



# Fennis Close, Dorridge

Guide Price £465,000





## PROPERTY OVERVIEW

This well-presented three bedroom terraced house is ideally situated within the heart of Dorridge village, offering an excellent opportunity for families and professionals seeking a convenient and comfortable home. Set back from the road behind a neat front lawn and tarmac driveway, the property also benefits from a single garage, providing ample parking and storage options.

Upon entering via the welcoming hallway, you will find a thoughtfully designed breakfast kitchen positioned at the front of the property, featuring a range of modern units and space for informal dining. The spacious lounge is located at the rear, enjoying an abundance of natural light from the feature bay window and providing direct access to the garden, making it an ideal space for relaxing or entertaining.

Upstairs, three well-proportioned bedrooms offer flexible accommodation for families or those needing a home office, all serviced by a stylish and contemporary family bathroom fitted with quality fixtures.

The property is offered to the market with the significant advantage of no upward chain, allowing for a straightforward purchase process.





Residents will appreciate the highly desirable location, being just a short walk from Dorridge Station, which offers excellent rail links to Birmingham and beyond, as well as the wide range of amenities that Dorridge village has to offer, including shops, cafes, and restaurants. The area is also renowned for its excellent local schools, making this home particularly appealing to families with children.

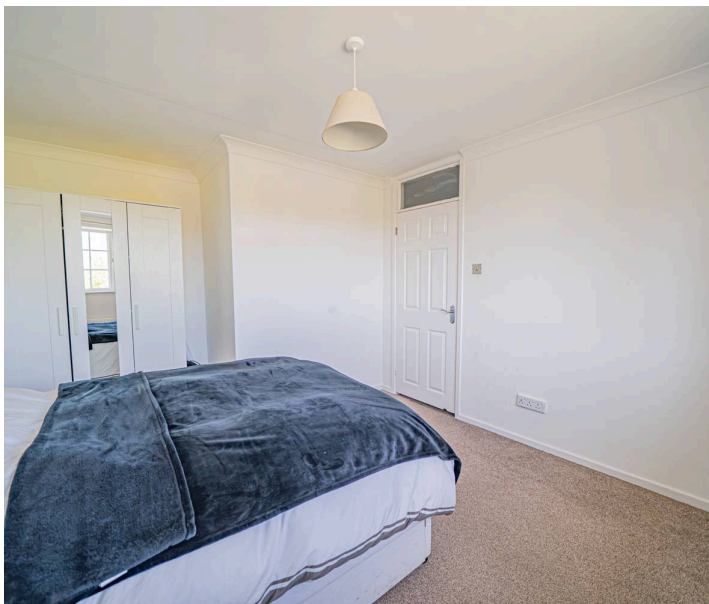
With its combination of comfortable living spaces, modern interiors, and a prime village location, this property presents a rare opportunity to acquire a home in one of Solihull's most sought-after areas. Early viewing is highly recommended to appreciate all that this delightful property has to offer.

#### 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: D

Tenure: Freehold





- Three Bedroom Terraced House Located Within The Heart Of Dorridge Village
- The Property Is Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By A Single Garage
- The Property Is Accessed Via The Entrance Hallway & Includes A Well-Appointed Breakfast Kitchen To The Front Of The Property & A Lounge To The Rear With A Feature Bay Window & Garden Access
- Located On The First Floor Are Three Well-Proportioned Bedrooms Which Are Serviced By A Modern Family Bathroom
- To The Rear Of The Property Is An Easterly Facing Garden, Mainly Laid With Lawn & Benefitting From A Full Width Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Set In The Heart Of Dorridge Village, Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Ideally Situated For Local Schools



#### **ENTRANCE HALLWAY**

#### **LOUNGE**

19' 8" x 10' 11" (6.00m x 3.32m)

#### **BREAKFAST KITCHEN**

10' 0" x 8' 0" (3.06m x 2.45m)

#### **INTEGRAL GARAGE**

17' 2" x 7' 11" (5.22m x 2.42m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 5" x 11' 0" (4.08m x 3.35m)

#### **BEDROOM TWO**

10' 10" x 10' 8" (3.29m x 3.24m)

#### **BEDROOM THREE**

8' 6" x 7' 10" (2.59m x 2.40m)

#### **BATHROOM**

8' 2" x 5' 9" (2.50m x 1.76m)

#### **TOTAL SQUARE FOOTAGE**

94.0 sq.m (1013 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING**

#### **EASTERLY FACING GARDEN**

#### **FULL WIDTH PATIO**



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

Integrated oven, integrated hob, extractor, all carpets and all light fittings.

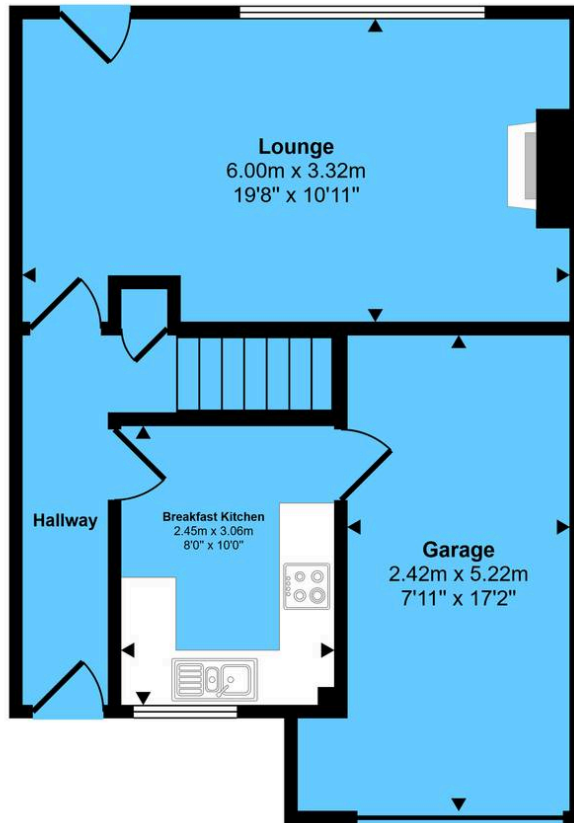
#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity.  
Broadband - cable. Loft - boarded.

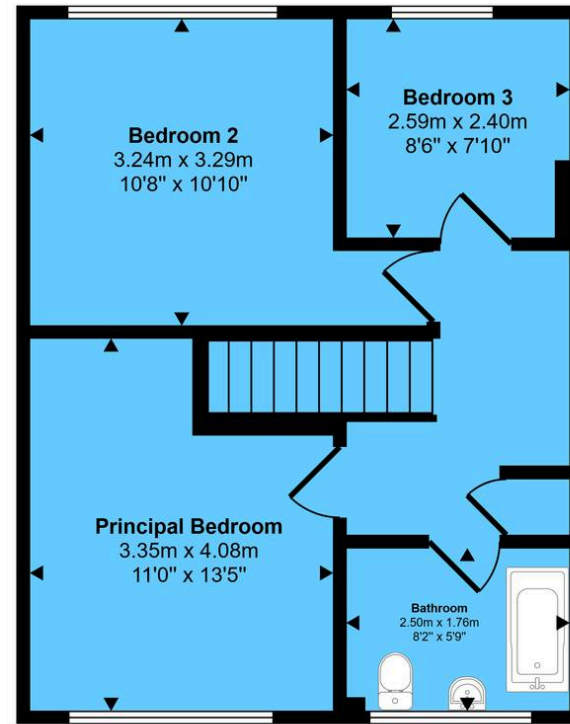
#### **INFORMATION FOR POTENTIAL BUYERS**

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  
94 sq m / 1013 sq ft



Ground Floor  
Approx 49 sq m / 527 sq ft



First Floor  
Approx 45 sq m / 486 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**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
HOMES

