



Winster Avenue, Dorridge

Offers Over £350,000

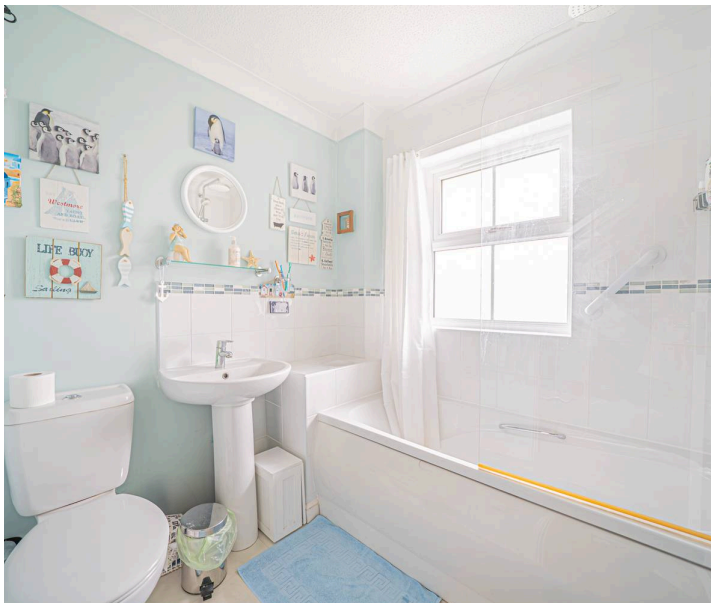




PROPERTY OVERVIEW

This attractive three bedroom end-terrace house is ideally situated within the heart of Dorridge Village, providing a superb opportunity for families and professionals alike. Approached via a neatly maintained front lawn and private driveway, the property also benefits from additional allocated parking, ensuring ample space for residents and visitors.

Upon entering the home, you are greeted by a welcoming entrance hallway that leads to a spacious lounge positioned at the front of the property, complemented by a convenient downstairs WC. The rear of the house features a fully fitted breakfast kitchen, thoughtfully designed to accommodate modern living and entertaining needs, with space for dining and direct access to the rear landscaped garden, which includes a full width patio, perfect for outdoor relaxation and gatherings.



Upstairs, the first floor hosts three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for use as guest rooms, home offices, or nurseries. All bedrooms are serviced by a well-appointed family bathroom.

Offered to the market with the benefit of no upward chain, this property presents a straightforward purchase for those seeking to move quickly.



Its prime location is within easy walking distance of Dorridge Station, offering excellent transport links to Birmingham and beyond, as well as the full range of local amenities that Dorridge Village has to offer, including shops, cafes, and reputable schools. The property is also situated within the prestigious Arden Academy catchment area, making it an ideal choice for families prioritising education.

Currently leasehold, the property will be sold as freehold upon completion, providing peace of mind and long term security for the new owners. With its combination of generous living space, practical layout, and sought-after village location, this home represents a rare opportunity to acquire a well-maintained property in one of the area's most desirable settings. Early viewing is highly recommended to fully appreciate the quality and potential of this delightful home.

- Three Bedroom End-Terrace House Located Within Dorridge Village
- Set Behind A Front Lawn & Driveway With The Benefit Of Additional Allocated Parking
- The Property Is Accessed Via The Entrance Hallway & Includes A Lounge & WC To The Front And A Fully Fitted Breakfast Kitchen To The Rear
- To The First Floor Are Three Well-Proportioned Bedrooms, All Of Which Are Serviced By A Well-Appointed Bathroom
- To The Rear Of The Property Is A Landscaped Garden With A Full Width Patio
- 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
- Situated Within The Prestigious Arden Academy Catchment Area
- The Property Is Currently Leasehold But Will Be Freehold Upon Completion





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: Leasehold



ENTRANCE HALLWAY

WC

LOUNGE

16' 8" x 12' 3" (5.09m x 3.74m)

BREAKFAST KITCHEN

15' 9" x 8' 9" (4.79m x 2.67m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 8' 6" (3.98m x 2.58m)

BEDROOM TWO

10' 7" x 8' 5" (3.22m x 2.57m)

BEDROOM THREE

8' 9" x 6' 5" (2.67m x 1.95m)

BATHROOM

6' 6" x 6' 5" (1.99m x 1.96m)

TOTAL SQUARE FOOTAGE

70.0 sq.m (756 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING & ALLOCATED PARKING

LANDSCAPED GARDEN

FULL WIDTH PATIO



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, all curtains, all light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Loft - partially boarded. Service charge - nil. Ground rent - £180.00-£200.00 approx. pa.

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.

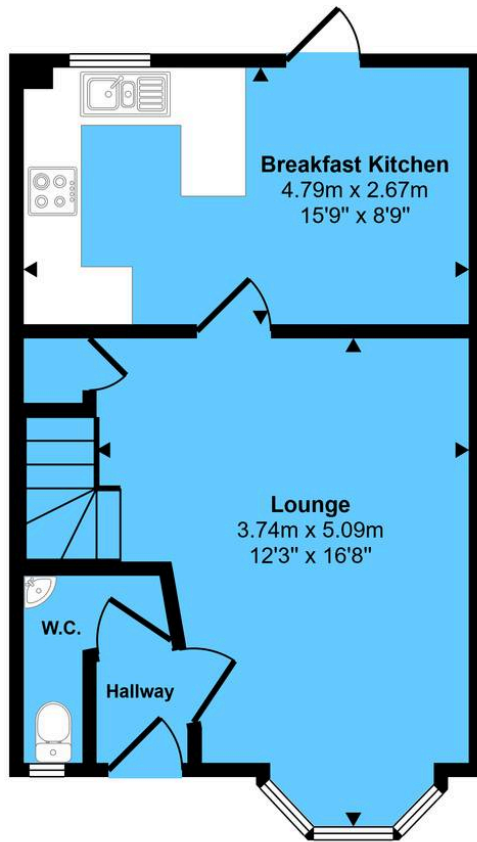
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

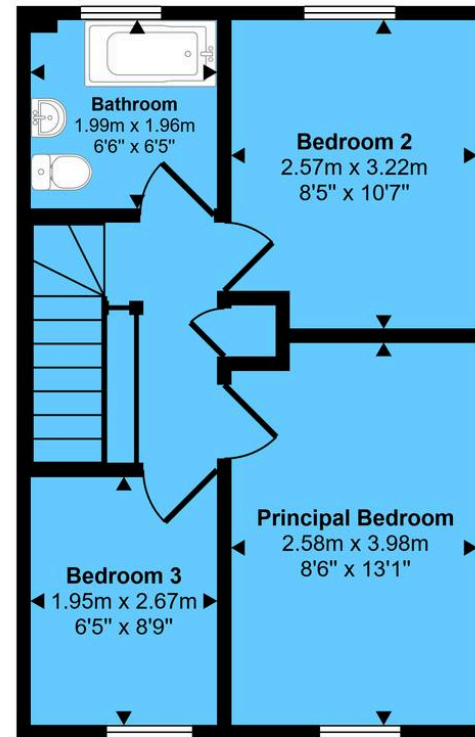
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
70 sq m / 756 sq ft



Ground Floor
Approx 36 sq m / 382 sq ft



First Floor
Approx 35 sq m / 373 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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