



Woodstock Crescent, Dorridge

In Excess of £850,000





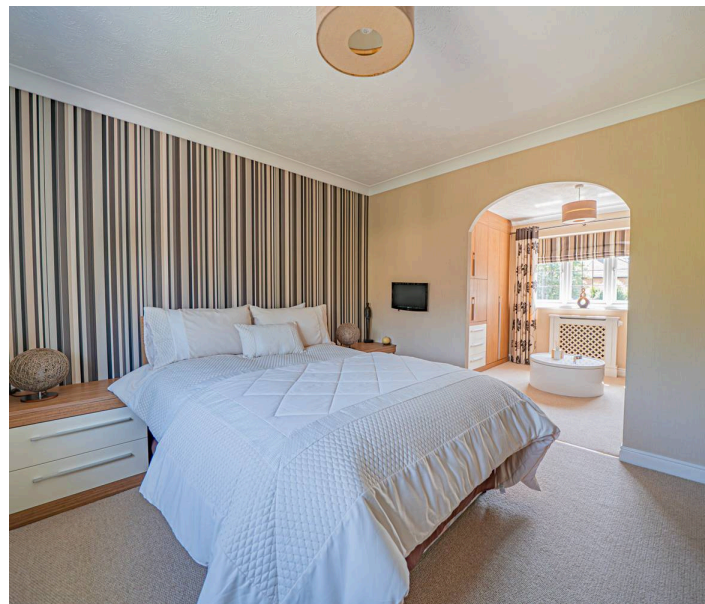
PROPERTY OVERVIEW

This beautifully presented and internally remodelled detached property is set on a generous corner plot within a quiet cul-de-sac in the desirable area of Dorridge, offering a rare opportunity for families seeking both space and convenience.

Originally designed as a four bedroom home, the property has been thoughtfully reconfigured to provide three spacious double bedrooms and an additional bedroom / dressing room / sitting room / study, plus two luxury bathrooms, creating a more expansive and contemporary living environment.

Approached via a large block paved driveway and a well-maintained lawned garden, the house is within easy walking distance of all local schools and Dorridge Station, making it ideal for commuters and families alike.

The ground floor is accessed through an inviting entrance hallway with a guest cloakroom, leading to a dual aspect living room that is flooded with natural light, a formal dining room perfect for entertaining, and a remodelled breakfast kitchen featuring high-quality fittings and finishes. A large utility space is seamlessly integrated with the kitchen, providing additional practicality and storage.





Upstairs, the principal bedroom boasts fitted wardrobes and a generously proportioned ensuite shower room, while the second double bedroom benefits from fitted wardrobes and an archway leading through to bedroom three, which is currently used as a sitting room / study, but could easily be reconfigured back to a double bedroom (depending on individual preferences). The fourth bedroom is also a comfortable double, ideal for family members or guests.

The property is absolutely immaculate throughout, having been maintained and upgraded to the highest standard, and truly requires internal inspection to be fully appreciated.

Outside is equally impressive, with the landscaped rear garden affording a full width patio area, enabling various seating areas to be configured, plus a further covered seating area located off the living room. The rear garden is mainly laid with lawn and borders.

This is a rare chance to acquire a home that combines flexible, modern accommodation with a prime location in one of Dorridge's most sought-after residential areas. Early viewing is highly recommended to avoid disappointment.





- Beautifully Presented And Internally Remodelled Property Which Requires Internal Inspection To Be Fully Appreciated
- Set On A Large Corner Plot In A Quiet Cul-De-Sac Of Dorridge
- Originally Designed As A Four Bedroom Detached Property Which Has Been Remodelled Into Three Double Bedrooms Plus An Additional Bedroom / Dressing Room / Sitting Room / Study
- Set Behind A Large Block Paved Driveway And Lawned Garden
- Easy Walking Distance To All Local Schools And Dorridge Station
- Ground Floor Includes Dual Aspect Living Room, Dining Room And Remodelled Breakfast Kitchen With Large Utility, All Accessed Via Entrance Hallway With Guest Cloakroom
- To The First Floor Are Three / Four Bedrooms, Including The Principal Bedroom Which Boasts Fitted Wardrobes And A Large Ensuite
- Bedroom Three Is Currently Configured As A Sitting Room / Study, But Could Easily Be Reconfigured Back To A Bedroom, Depending On Individual Preferences
- Superb Landscaped And Private Rear Garden Which Is Mainly Laid With Lawn and Boasts A Full Width Patio Area
- Absolutely Immaculate Throughout And Internal Inspection Is A Must





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: G

Tenure: Freehold



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

23' 8" x 11' 8" (7.22m x 3.56m)

DINING ROOM

11' 5" x 10' 6" (3.49m x 3.21m)

BREAKFAST KITCHEN

15' 7" x 13' 6" (4.75m x 4.12m)

UTILITY AREA

8' 10" x 8' 9" (2.68m x 2.67m)

INTEGRAL GARAGE

18' 4" x 15' 6" (5.59m x 4.72m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 5" x 11' 0" (4.70m x 3.36m)

ENSUITE

8' 11" x 7' 1" (2.72m x 2.15m)

BEDROOM TWO

11' 9" x 10' 10" (3.59m x 3.30m)

BEDROOM THREE / DRESSING ROOM

11' 9" x 9' 1" (3.57m x 2.78m)

BEDROOM FOUR

11' 11" x 7' 10" (3.63m x 2.38m)

SHOWER ROOM

8' 3" x 5' 5" (2.51m x 1.66m)

TOTAL SQUARE FOOTAGE

175.0 sq.m (1886 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

FULL WIDTH PATIO AREA

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, extractor, Bosch microwave, Bosch fridge, Bosch freezer, KitchenAid American fridge/freezer, Caple wine fridge, Indesit dishwasher, Indesit washing machine, Porcelanosa underfloor heating in kitchen and utility, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

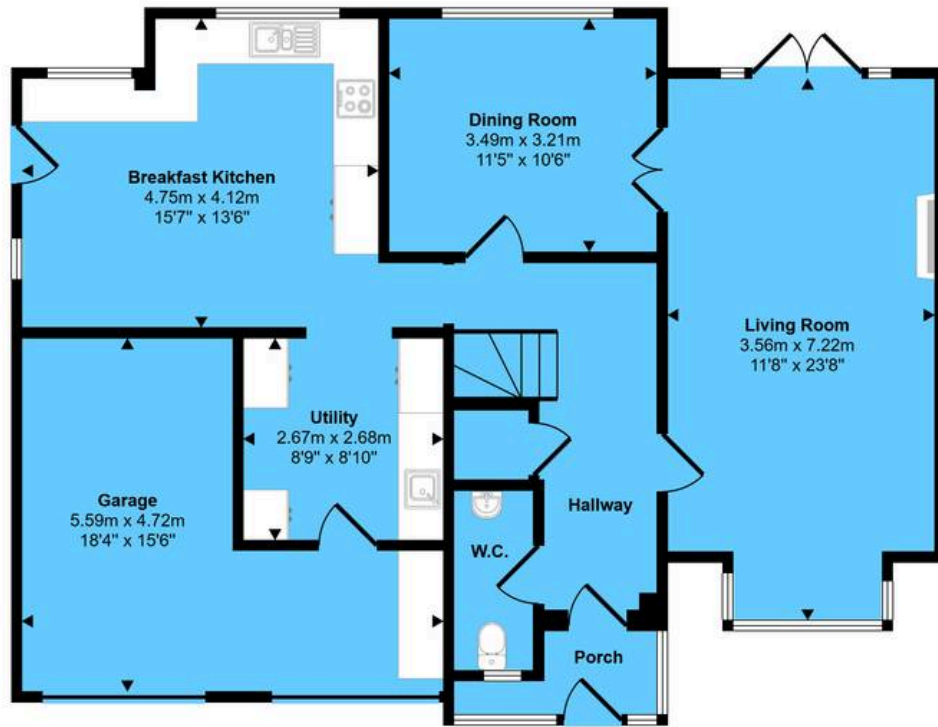
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Main loft access at first floor level and additional loft above garage space.

INFORMATION FOR POTENTIAL BUYERS

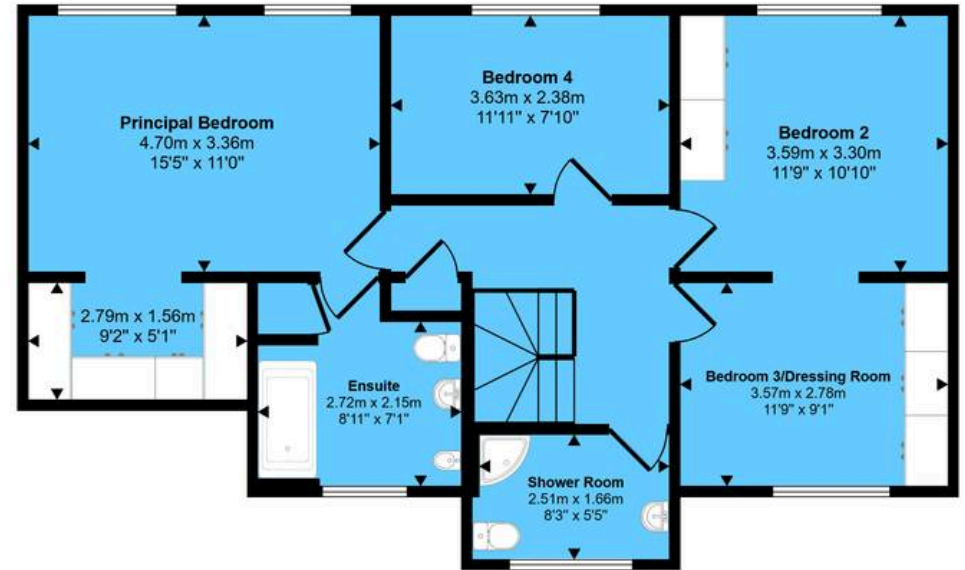
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
175 sq m / 1886 sq ft



Ground Floor
Approx 100 sq m / 1080 sq ft



First Floor
Approx 75 sq m / 806 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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