



# Winster Avenue, Dorridge

Guide Price £300,000



## PROPERTY OVERVIEW

This attractive two bedroom, one bathroom mid-terrace house is ideally situated within walking distance of Dorridge village and its excellent amenities. The property is set back from the road behind a tarmac driveway, providing off-road parking and a welcoming approach.

Upon entering via the hallway, you will find a well-appointed kitchen positioned at the front of the property, offering a range of fitted units and ample worktop space. To the rear, the spacious lounge is highlighted by a feature fireplace, creating a cosy focal point for relaxing or entertaining. The lounge opens directly into a bright conservatory, which provides additional living space and enjoys views over the rear garden.

Upstairs, there are two well-proportioned bedrooms, both of which benefit from natural light and are serviced by a modern family bathroom, fitted with contemporary fixtures and finishes.

This property is offered to the market with the advantage of no upward chain, making it an ideal opportunity for first-time buyers, downsizers or investors.

The location is particularly convenient, being a short stroll from Dorridge Station (offering direct commuter links) and all the shops, cafes and services that Dorridge village has to offer.





To the rear of the property, you will find a delightful south facing garden, providing a private and peaceful outdoor retreat. The garden is mainly laid to lawn, offering plenty of space for children to play or for keen gardeners to create their own outdoor haven.

A full width patio, accessible directly from the conservatory, provides an ideal spot for al fresco dining or summer barbecues, while the sunny aspect ensures the space is enjoyed throughout the day. The garden is enclosed by fencing, offering both security and privacy, and there is potential for further landscaping or the addition of garden structures (subject to any necessary permissions). The front of the property benefits from a tarmac driveway, providing convenient off-road parking for residents and visitors alike.

With its combination of attractive outdoor space, convenient parking and a sought-after location within easy reach of Dorridge village and transport links, this property is sure to appeal to a wide range of buyers seeking a comfortable and well-located home.

PLEASE NOTE SOME OF THE PICTURES HAVE BEEN VIRTUALLY STAGED WITH AI.



- Two Bedroom, One Bathroom Mid-Terrace House Located Within Walking Distance Of Dorridge Village
- Set Behind A Tarmac Driveway
- The Property Is Accessed Via The Entrance Hallway & Includes A Well-Appointed Kitchen To The Front, A Lounge With A Feature Fireplace & A Conservatory To The Rear
- Located On The First Floor Are Two Well-Proportioned Bedrooms, Both Of Which Are Serviced By The Modern Family Bathroom
- To The Rear Of The Property Is A South Facing Garden, Mainly Laid With Lawn & Featuring A Full Width Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Located Within Walking Distance Of 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: C

Tenure: Leasehold



**ENTRANCE HALLWAY**

**KITCHEN**

8' 6" x 6' 7" (2.59m x 2.01m)

**LOUNGE**

13' 6" x 12' 9" (4.11m x 3.89m)

**CONSERVATORY**

9' 9" x 7' 4" (2.96m x 2.24m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

11' 5" x 9' 9" (3.47m x 2.97m)

**BEDROOM TWO**

11' 0" x 6' 8" (3.35m x 2.02m)

**BATHROOM**

7' 9" x 4' 9" (2.36m x 1.44m)

**TOTAL SQUARE FOOTAGE**

62.0 sq.m (664 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**ALLOCATED PARKING**

**SOUTH FACING GARDEN**

**FULL WIDTH PATIO**



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

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom and garden shed.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity.

#### **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  
62 sq m / 664 sq ft



Ground Floor  
Approx 35 sq m / 372 sq ft

First Floor  
Approx 27 sq m / 292 sq ft

 Denotes head height below 1.5m

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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