



## Hazeltree Grove, Dorridge

Guide Price £325,000





## PROPERTY OVERVIEW

This attractive two bedroom semi detached property is situated in the heart of Dorridge Village, offering a superb opportunity for buyers seeking a well maintained home in a highly desirable location. The property is set back from the road behind a neatly presented front garden and a tarmac driveway, which provides access to a single garage (ideal for secure parking or additional storage). Upon entering the property, you are welcomed by a spacious entrance hallway that leads to a fully fitted breakfast kitchen at the front of the house. This kitchen is thoughtfully designed to offer ample storage and workspace, making it perfect for both every-day living and entertaining. To the rear of the property, the comfortable lounge provides an inviting setting for relaxation and is further enhanced by the addition of a conservatory, which brings in plenty of natural light and creates a versatile space for dining or unwinding. On the first floor, you will find two well proportioned bedrooms, both of which offer generous accommodation and are serviced by a well appointed family bathroom (complete with modern fixtures and fittings). The property also boasts a landscaped, south westerly facing garden to the rear, which is ideal for those who appreciate a pleasant outlook and a low maintenance outdoor area.





Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Offered to the market with the benefit of no upward chain, this property is ready for immediate occupation and is an excellent choice for first time buyers, downsizers or investors alike. The location is particularly convenient, being within walking distance to Dorridge Station, which provides direct rail links to Birmingham and beyond, as well as all the amenities that Dorridge Village has to offer (including shops, cafes, restaurants and highly regarded schools). With its combination of a prime location, practical layout and modern comforts, this delightful semi detached home represents a rare opportunity to acquire a property in one of the area's most sought after settings. Early viewing is highly recommended to fully appreciate the quality and appeal of this impressive home.

- Two Bedroom Semi Detached Property Located Within Dorridge Village
- Set Behind A Front Garden & Tarmac Driveway Which Is Supported By A Single Garage
- A Fully Fitted Breakfast Kitchen To The Front & A Lounge & Conservatory To The Rear
- Located On The First Floor Are Two Well Proportioned Bedrooms, Both Of Which Are Serviced By The Well Appointed Family Bathroom
- To The Rear Of The Property Is A Landscaped South Westerly Facing Garden
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within Walking Distance To 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: Freehold

#### ENTRANCE HALLWAY

#### BREAKFAST KITCHEN

9' 7" x 10' 7" (2.93m x 3.22m)

#### LOUNGE

13' 3" x 12' 0" (4.05m x 3.65m)

#### CONSERVATORY

10' 4" x 6' 0" (3.16m x 1.82m)



## **FIRST FLOOR**

### **BEDROOM ONE**

11' 3" x 8' 9" (3.44m x 2.66m)

### **BEDROOM TWO**

7' 1" x 10' 7" (2.17m x 3.23m)

### **BATHROOM**

5' 10" x 5' 1" (1.79m x 1.55m)

## **OUTSIDE THE PROPERTY**

### **GARAGE**

8' 4" x 13' 10" (2.55m x 4.21m)

### **TOTAL SQUARE FOOTAGE**

75.0 sq.m (807 sq.ft) approx.

## **DRIVEWAY PARKING**

## **LANDSCAPED REAR GARDEN**

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

Integrated oven, integrated hob, extractor, dishwasher, washing machine and fitted wardrobes in one bedroom.



#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers.

#### **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  
75 sq m / 807 sq ft



Ground Floor  
Approx 46 sq m / 495 sq ft

First Floor  
Approx 29 sq m / 312 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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