



Hazeltree Grove, Dorridge

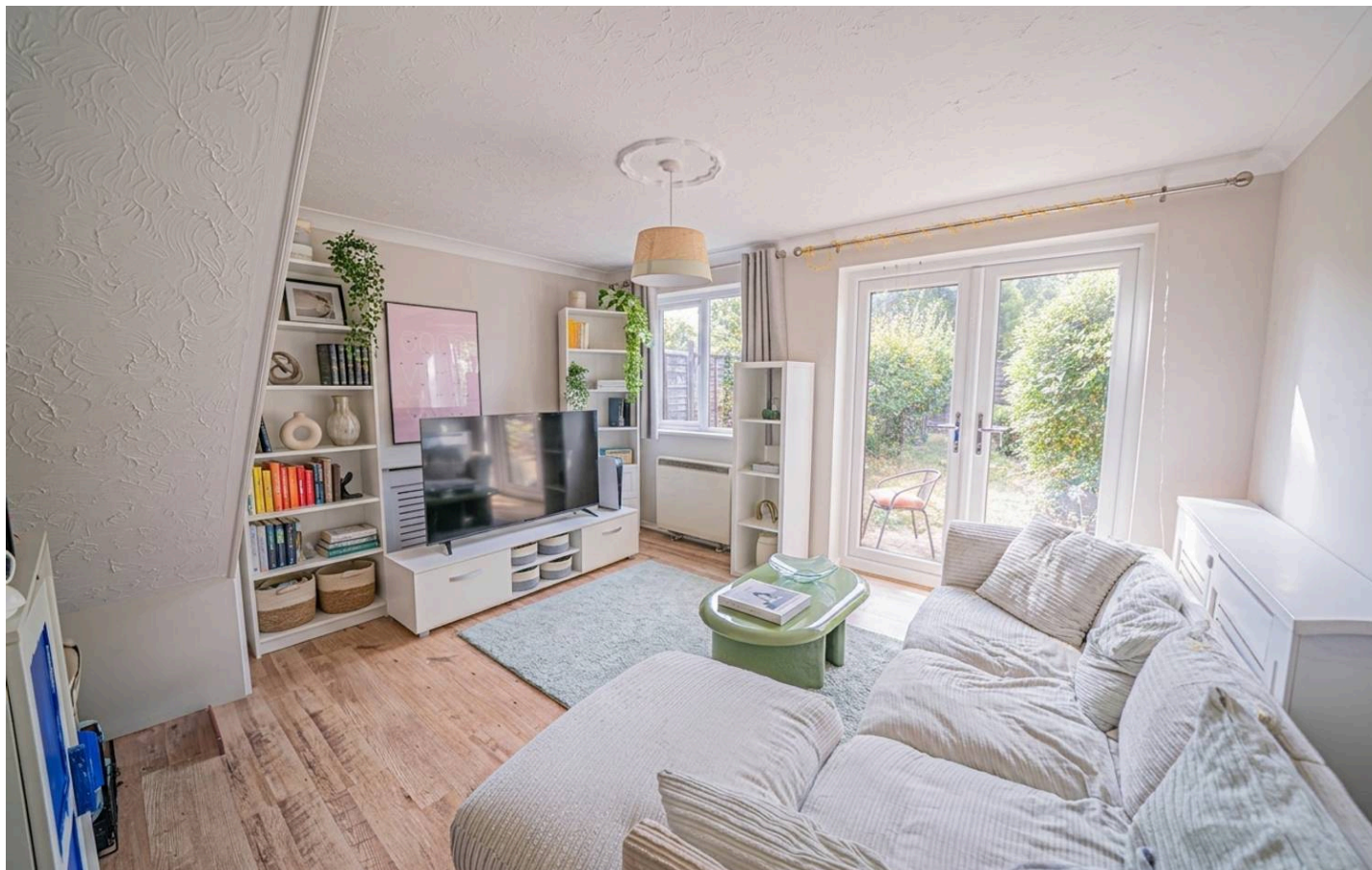
Guide Price £315,000





PROPERTY OVERVIEW

This well presented two bedroom, one bathroom mid terrace property is ideally situated within the sought after village of Dorridge, offering convenient access to both local amenities and Dorridge Station within walking distance. Set behind off street parking and a neat front garden, the property welcomes you via an entrance hallway that leads directly into the thoughtfully designed breakfast kitchen at the front of the house. The kitchen provides ample space for dining and is fitted with a range of wall and base units, making it both functional and inviting for daily living. To the rear of the property, the spacious lounge is a bright and comfortable space, enhanced by French doors that open directly onto the garden, allowing plenty of natural light to fill the room and creating a seamless flow between the indoor and outdoor areas (ideal for relaxing or entertaining). Upstairs, the first floor comprises two well proportioned bedrooms, each offering generous accommodation and flexibility for use as either bedrooms or a home office. These bedrooms are serviced by a family bathroom, which is easily accessible from both rooms. The property is offered to the market with the benefit of no upward chain, providing an excellent opportunity for first time buyers, people wishing to downsize or investors to secure a home in a highly desirable location without delay.



With its practical layout, attractive presentation and close proximity to the heart of Dorridge village (where a variety of shops, cafes and essential services can be found), this mid terrace home represents a fantastic opportunity to enjoy village living with excellent transport links and amenities on your doorstep. Early viewing is highly recommended to appreciate the quality of accommodation and the lifestyle on 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





- Two Bedroom, One Bathroom Mid Terrace Property Located Within The Village Of Dorridge
- Set Behind Off Street Parking & Front Garden
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Breakfast Kitchen To The Front & Lounge To The Rear With French Doors Onto The Garden
- Located On The First Floor Are Two Well Proportioned Bedrooms Which Are Serviced By The Family Bathroom
- The Rear Garden Is Mainly Laid With Lawn & Benefits From A Patio Located Off The French Doors
- 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

ENTRANCE HALLWAY

BREAKFAST KITCHEN

9' 7" x 10' 3" (2.91m x 3.12m)

LOUNGE

13' 5" x 12' 3" (4.09m x 3.73m)

FIRST FLOOR

BEDROOM ONE

11' 3" x 8' 10" (3.43m x 2.68m)

BEDROOM TWO

7' 0" x 10' 6" (2.14m x 3.19m)

BATHROOM

5' 9" x 5' 1" (1.75m x 1.56m)

TOTAL SQUARE FOOTAGE

57.0 sq.m (614 sq.ft) approx.

OUTSIDE THE PROPERTY

OFF STREET PARKING

REAR GARDEN WITH PATIO

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, freezer, fridge/freezer, dishwasher and all carpets, curtains, blinds and light fittings.

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.

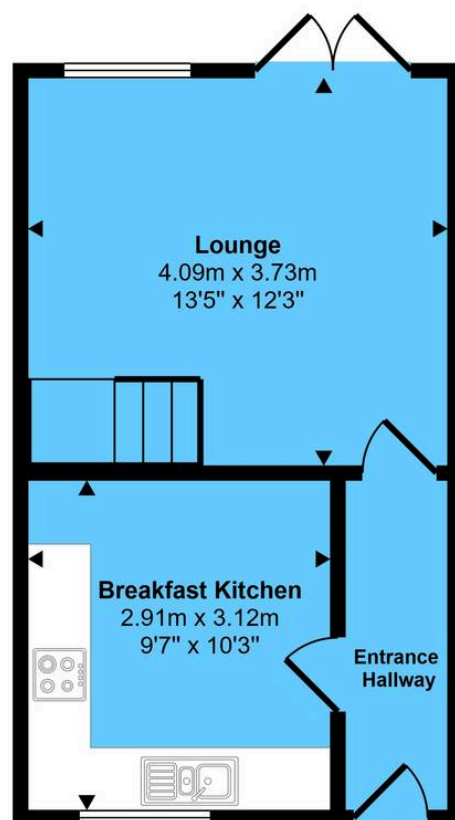
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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

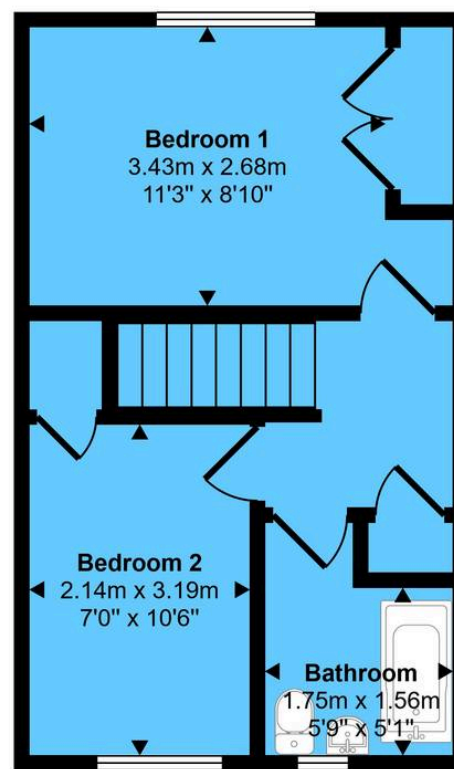
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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
57 sq m / 614 sq ft



Ground Floor
Approx 29 sq m / 308 sq ft



First Floor
Approx 28 sq m / 306 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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