



Templeton Close, Dorridge

Guide Price £1,075,000

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PROPERTY OVERVIEW

This executive four bedroom, two bathroom detached house, one of the largest houses and plots in the development, presents a rare opportunity to secure a spacious family home in the heart of Dorridge village, offering outstanding potential for personalisation and modernisation. Set behind a well-maintained front garden and approached via a large tarmac driveway with ample parking, the property also features a full size double garage (ideal for further storage or secure parking). Upon entry, you are greeted by a welcoming entrance hallway that leads to a large dual aspect lounge, complete with a feature fireplace and doors that provide a seamless flow to the rear garden. A separate dining room offers an ideal setting for formal entertaining or family meals. The kitchen/dining and living area is a versatile open-plan space that also enjoys direct access to the rear garden, creating a sociable hub for day-to-day living. The kitchen is further enhanced by a useful utility room (perfect for laundry and additional storage). Upstairs, four generous double bedrooms provide comfortable accommodation for families of all sizes. The bedrooms are serviced by two bathrooms, including an en-suite to the principal bedroom, ensuring convenience and privacy. To the rear of the property is a well proportioned & private garden which can be accessed from the kitchen, lounge or via the side passageway. The garden benefits from a good size patio area & well established foliage.



The property is ideally situated just a stone's throw from Dorridge station, providing excellent transport links, and is within easy reach of the wide range of amenities that Dorridge village has to offer, including shops, restaurants, and leisure facilities. Families will appreciate the property's location within the prestigious Arden Academy catchment area, which is highly sought after for its excellent educational provision. Offered to the market with the benefit of no upward chain, this property represents an exceptional prospect for buyers seeking a substantial, well-located home with scope to add value, tailor the interiors to their own tastes and extend the property (subject to the necessary planning permissions being obtained). Early viewing is highly recommended to fully appreciate the generous proportions, flexible layout, and prime village location that this superb detached house has to offer.

PLEASE NOTE SOME OF THE PICTURES HAVE BEEN AI ENHANCED.





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



- Executive Four Bedroom, Two Bathroom Detached House Located In The Heart Of Dorridge Village With Outstanding Potential
- Set Behind A Front Garden Which Is Mainly Laid With Lawn & A Large Tarmac Driveway Which Is Supported By A Full Size Double Garage
- A Large Dual Aspect Lounge With Feature Fireplace & Doors Onto The Rear Garden & A Separate Dining Room
- The Property Also Benefits From A Kitchen/Dining & Living Area, Also With Access Onto The Rear Garden. The Kitchen Is Supported By A Useful Utility Room
- Located On The First Floor Are Four Generous Double Bedroom, The Bedrooms Are Serviced By Two Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Well Established Private Garden Featuring A Good Size Patio
- Set A Stones Throw Away From Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Potential To Extend Subject To The Necessary Planning Permissions
- Located Within The Prestigious Arden Academy Catchment Area
- Offered To The Market With The Benefit Of No Upward Chain



ENTRANCE HALLWAY

WC

LOUNGE

13' 0" x 20' 11" (3.96m x 6.38m)

DINING ROOM

11' 7" x 10' 7" (3.54m x 3.22m)

KITCHEN/DINING & LIVING AREA

15' 2" x 20' 5" (4.62m x 6.23m)

UTILITY

11' 5" x 6' 11" (3.49m x 2.11m)

INTEGRAL DOUBLE GARAGE

15' 6" x 17' 3" (4.73m x 5.27m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 2" x 20' 4" (4.63m x 6.19m)

ENSUITE

8' 11" x 6' 3" (2.73m x 1.91m)

BEDROOM TWO

15' 6" x 16' 2" (4.72m x 4.92m)

BEDROOM THREE

12' 11" x 10' 3" (3.93m x 3.13m)

BEDROOM FOUR

13' 4" x 10' 5" (4.07m x 3.17m)

BATHROOM

9' 7" x 9' 3" (2.92m x 2.81m)

TOTAL SQUARE FOOTAGE

231.0 sq.m (2481 sq.ft) approx.



OUTSIDE THE PROPERTY

LARGE DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN & PATIO AREA

ITEMS INCLUDED IN THE SALE

Sold as seen – some curtains excluded from the sale.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – cable (virgin available). Loft space – part boarded.

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.

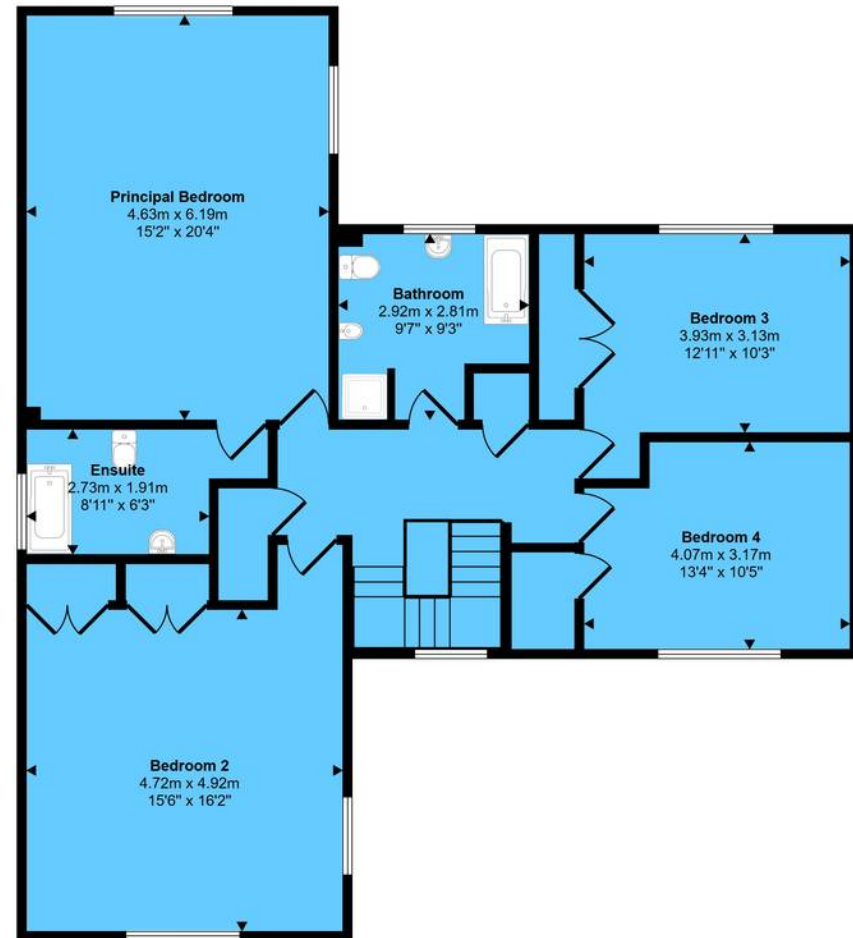




Approx Gross Internal Area
231 sq m / 2481 sq ft



Ground Floor
Approx 115 sq m / 1233 sq ft



First Floor
Approx 116 sq m / 1248 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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