



Withington Grove, Dorridge

Guide Price £550,000



PROPERTY OVERVIEW

Introducing this exceptional three-bedroom detached property, nestled on a tranquil cul-de-sac within a highly coveted location. Immaculately presented, this home has undergone tasteful updates.

Upon entering, the ground floor reveals an expansive living room boasting an inviting feature fireplace and an abundance of natural light streaming through the grand bay window. The heart of the home is the open plan kitchen/diner which could easily be extended (STPP), showcasing integrated appliances and bi-fold doors seamlessly connecting the interiors with the rear garden. This space also provides ample room for a sophisticated dining table. Completing the ground floor is a practical utility room and access to the single garage.



Ascending to the first floor, three generously proportioned bedrooms await. The principal bedroom enjoys the luxury of an ensuite bathroom, while the remaining bedrooms are serviced by a stylish family bathroom. Bedroom three grants the flexibility to function as a home office or another living space, accommodating the changing needs of the homeowner.

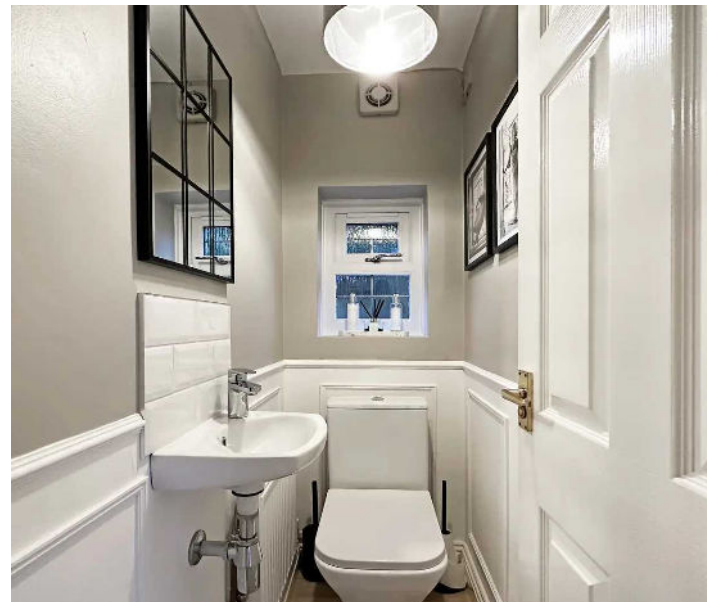


Outside, the property boasts an enchanting rear garden adorned with a lush lawn and a charming patio seating area. Benefiting from a southwesterly orientation, this garden truly captures the splendour of the sun throughout the day. Additionally, this property offers a very generous front garden and there is a large amount of space to the left of the house, behind the gate, with scope for development (STPP).

In conclusion, this remarkable property presents an opportunity to own a delightful, fully renovated home within an enviable location. Viewing is highly recommended to fully appreciate the charm and allure of this wonderful abode.

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: E

Tenure: Freehold



- Three Bedroom Detached Property
- Quiet Cul-De-Sac Location
- Immaculately Presented Throughout
- Spacious Living Room
- Open Plan Kitchen / Diner
- Principle Bedroom With Ensuite
- Utility Room
- Single Garage
- South Westerly Facing Rear Garden



PORCH

LIVING ROOM

18' 10" x 10' 7" (5.74m x 3.23m)

KITCHEN

14' 1" x 8' 3" (4.28m x 2.52m)

DINER

10' 7" x 8' 7" (3.22m x 2.61m)

UTILITY ROOM

7' 7" x 4' 2" (2.32m x 1.28m)

WC

5' 1" x 2' 5" (1.56m x 0.73m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 2" x 10' 6" (4.02m x 3.19m)

ENSUITE

5' 11" x 4' 10" (1.80m x 1.48m)

BEDROOM TWO

10' 11" x 10' 6" (3.34m x 3.20m)

BEDROOM THREE

8' 9" x 8' 5" (2.66m x 2.56m)

BATHROOM

8' 11" x 5' 2" (2.71m x 1.57m)

TOTAL SQUARE FOOTAGE

Total floor area: 103.6 sq.m. = 1115 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

16' 1" x 8' 1" (4.90m x 2.46m)

SOUTH WEST FACING REAR GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, Neff integrated hob, extractor, fridge, dishwasher, all carpets, all blinds and some light fittings.

ADDITIONAL INFORMATION

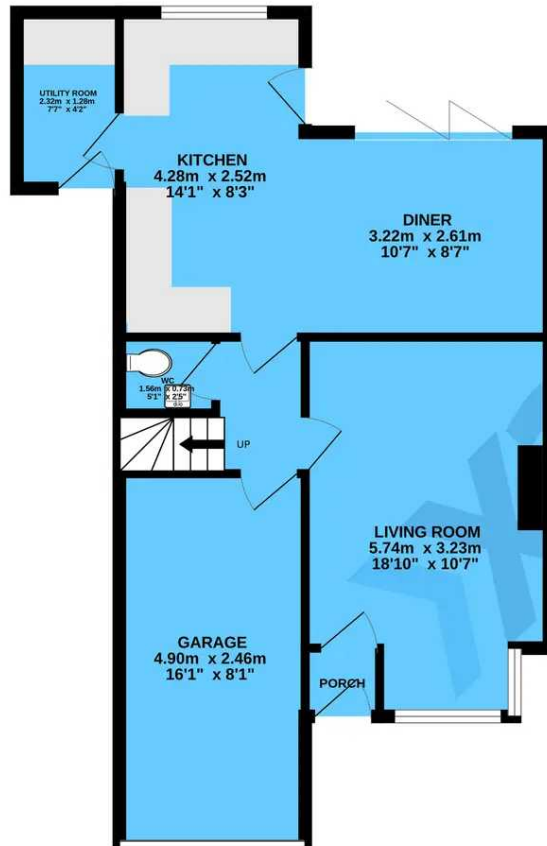
Services - mains gas, electricity and mains sewers.
Broadband - Sky.

MONEY LAUNDERING REGULATIONS

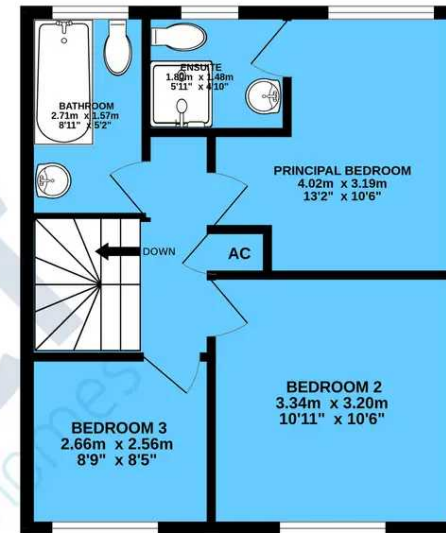
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 103.6 sq.m. (1115 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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