



Glendon Way, Dorridge

Guide Price £725,000

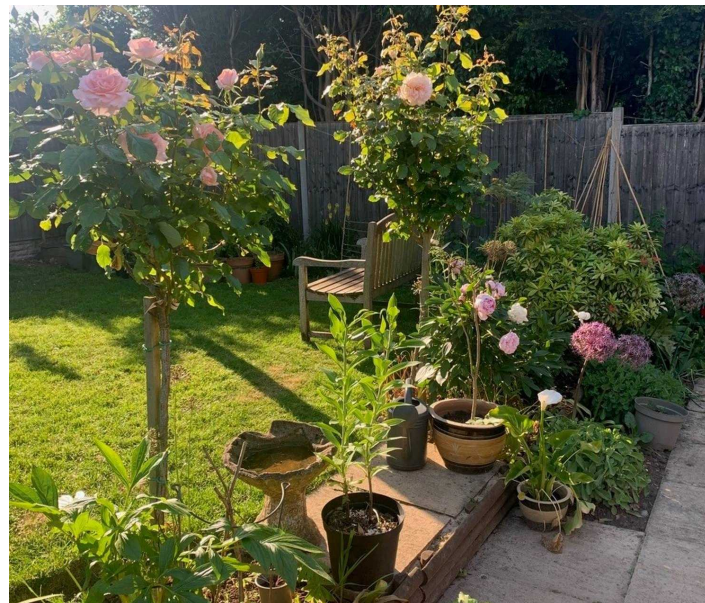






## PROPERTY OVERVIEW

Introducing this beautiful four bedroom detached house, located on a highly sought after road in the desirable area of Dorridge. Situated just a short distance from all local schools, amenities, and Dorridge Station, this property offers superb convenience. Upon entering, you are greeted by a welcoming entrance hallway, which leads to a downstairs toilet. The main living spaces include an open plan kitchen and breakfast room, seamlessly connected to a dining area and a delightful conservatory, offering a versatile and light-filled environment. The spacious living room is a perfect place to relax and entertain, featuring a stunning bay window. Completing the ground floor is a study/home office, ideal for those working remotely, as well as a practical utility room and a garage, providing ample storage space. Ascending to the upper level, you will find four generously sized bedrooms. Two of which are expansive doubles, with one being the principal bedroom boasting its own ensuite bathroom. The remaining bedrooms are serviced by a well-appointed family bathroom.







To the rear of the property, a delightful south westerly facing garden awaits, perfect for enjoying those sunny afternoons and offering a peaceful retreat. This property is truly a gem, offering spacious accommodation in a highly sought after location. Additionally, this property was entirely rewired and replastered in 2019. Early viewing is highly recommended.

#### 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: F

Tenure: Freehold







- Four Bedroom Detached Property
- Short Distance From Local Schools & Dorridge Station
- Open Plan Kitchen / Breakfast Room
- Dining Area & Conservatory
- Spacious Living Room
- Practical Utility & Single Garage
- Principal Bedroom With Ensuite
- Family Bathroom
- South Westerly Facing Rear Garden

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

6' 5" x 2' 9" (1.95m x 0.83m)

#### **KITCHEN / BREAKFAST ROOM**

15' 9" x 10' 4" (4.80m x 3.15m)

#### **DINING AREA**

10' 4" x 9' 6" (3.15m x 2.90m)

#### **CONSERVATORY**

10' 10" x 9' 8" (3.30m x 2.95m)

Rebuilt from the bricks up in 2022 and is entirely double-glazed.

#### **LIVING ROOM**

15' 5" x 14' 5" (4.70m x 4.40m)

#### **STUDY / HOME OFFICE**

8' 8" x 8' 0" (2.65m x 2.45m)

Two wired Ethernet connections to router location in Living Room.

#### **UTILITY ROOM**

8' 0" x 6' 1" (2.45m x 1.85m)





## FIRST FLOOR

### PRINCIPAL BEDROOM

18' 10" x 10' 4" (5.75m x 3.15m)

### ENSUITE

6' 1" x 5' 11" (1.85m x 1.81m)

### BEDROOM TWO

18' 4" x 11' 4" (5.60m x 3.45m)

### BEDROOM THREE

9' 10" x 9' 2" (3.00m x 2.80m)

### BEDROOM FOUR

11' 4" x 6' 5" (3.45m x 1.95m)

### BATHROOM

7' 4" x 5' 3" (2.24m x 1.60m)

### TOTAL SQUARE FOOTAGE

Total floor area: 163.8 sq.m. = 1763 sq.ft. approx.

### OUTSIDE THE PROPERTY

#### SOUTH WESTERLY FACING GARDEN

There is a 500L water butt plumbed into down-pipe to provide a sustainable garden-watering water source which fills quickly due to the large roof area.

### GARAGE

18' 1" x 8' 0" (5.50m x 2.45m)



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

Siemens integrated oven, Ariston integrated hob, extractor, Neff dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in three bedrooms and some light fittings. The Hotpoint fridge freezer is negotiable.

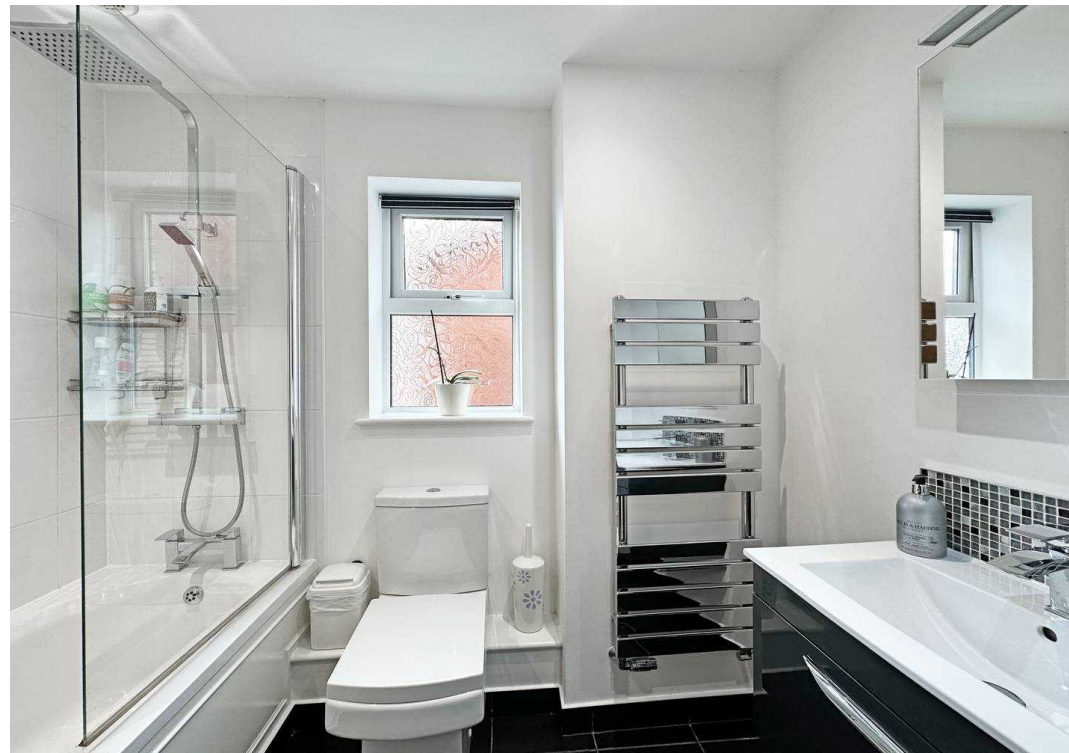
#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers. Broadband - BT. Loft space - boarded with ladder, lighting and has been fully re-insulated.

#### **MONEY LAUNDERING REGULATIONS**

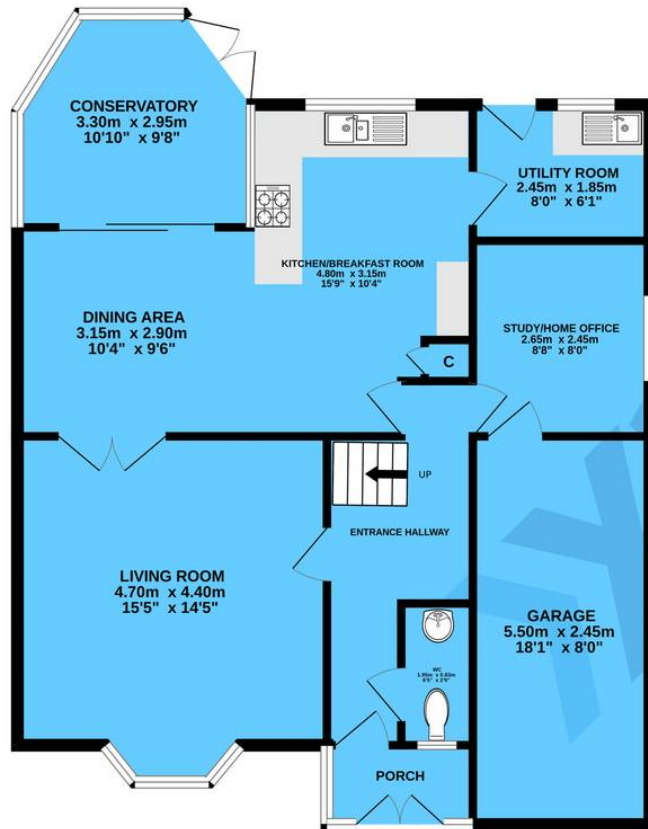
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



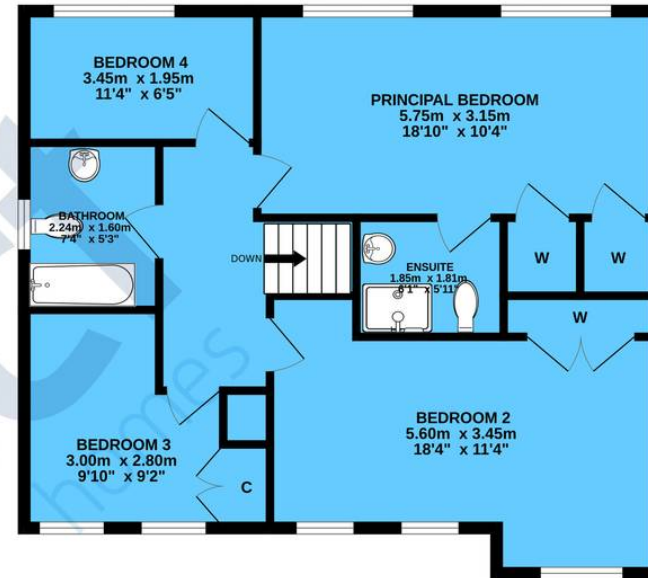




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 163.8 sq.m. (1763 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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