



Cheedon Close, Dorridge

Offers Over £450,000





## PROPERTY OVERVIEW

This charming three-bedroom detached property boasts a prime location within a quiet cul-de-sac, conveniently situated near all local amenities. Presenting an excellent opportunity, this property is offered with NO UPWARD CHAIN and holds potential for modernisation and extension, subject to planning permission.

Upon entering, you are greeted by an inviting hallway providing ample storage and a guest toilet. The ground floor features an open plan living/dining room with scenic views of the rear garden through sliding doors, creating a bright and spacious feel. The property also includes a well-appointed fitted kitchen with generous work space.



Ascending to the first floor, three bedrooms await, with two generously sized double bedrooms offering fitted wardrobes, and the third bedroom versatile as a home office. Outside, the property boasts an easterly facing rear garden and a driveway leading to a single garage, adding further appeal to this desirable residence.



## 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: D

Tenure: Freehold



- Three Bedroom Detached Property
- NO UPWARD CHAIN
- In Need Of Modernisation
- Potential To Extended Subject To Planning Permission
- Open Plan Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms With Fitted Wardrobes
- Easterly Facing Rear Garden
- Single Garage

#### **HALLWAY**

#### **WC**

4' 11" x 4' 11" (1.50m x 1.50m)

#### **LIVING / DINING ROOM**

20' 6" x 18' 8" (6.25m x 5.70m)

#### **KITCHEN**

10' 0" x 6' 11" (3.05m x 2.10m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 8" x 11' 0" (3.55m x 3.35m)

#### **BEDROOM TWO**

13' 5" x 9' 10" (4.10m x 3.00m)

#### **BEDROOM THREE**

9' 6" x 8' 2" (2.90m x 2.50m)

#### **BATHROOM**

6' 11" x 4' 11" (2.10m x 1.50m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 102.0 sq.m. = 1098 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **EASTERLY FACING REAR GARDEN**



**GARAGE**

21' 0" x 8' 2" (6.40m x 2.50m)

**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, fridge freezer, washing machine, all carpets, all curtains, fitted wardrobes in all bedrooms and underfloor heating.

**ADDITIONAL INFORMATION**

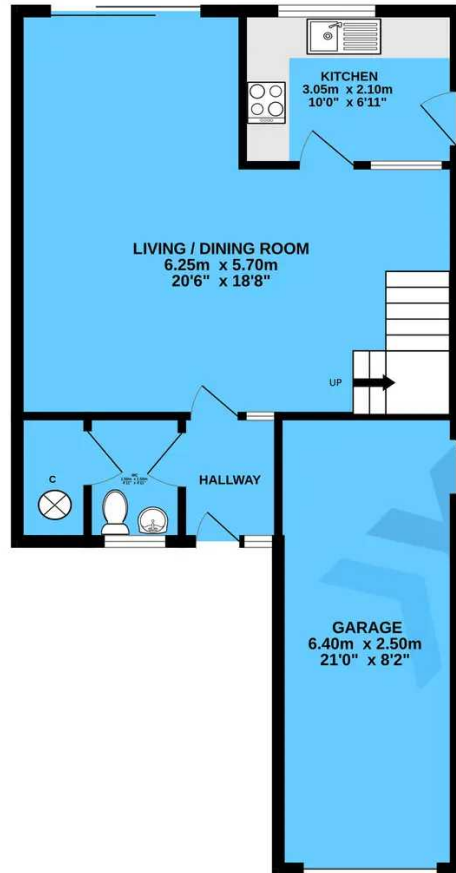
Services - mains gas and electricity. Loft space - with ladder.

**MONEY LAUNDERING REGULATIONS**

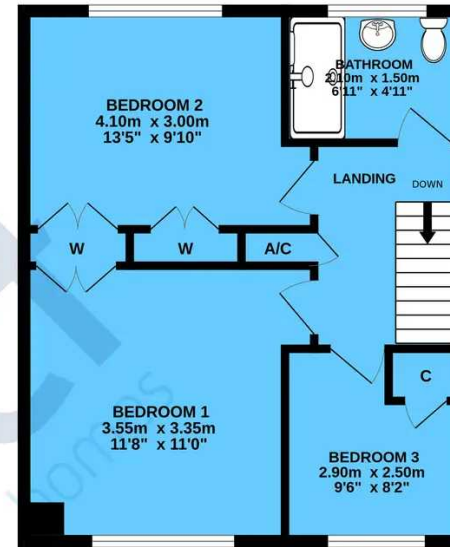
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 102.0 sq.m. (1098 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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