



Mill Lane, Dorridge

Guide Price £565,000

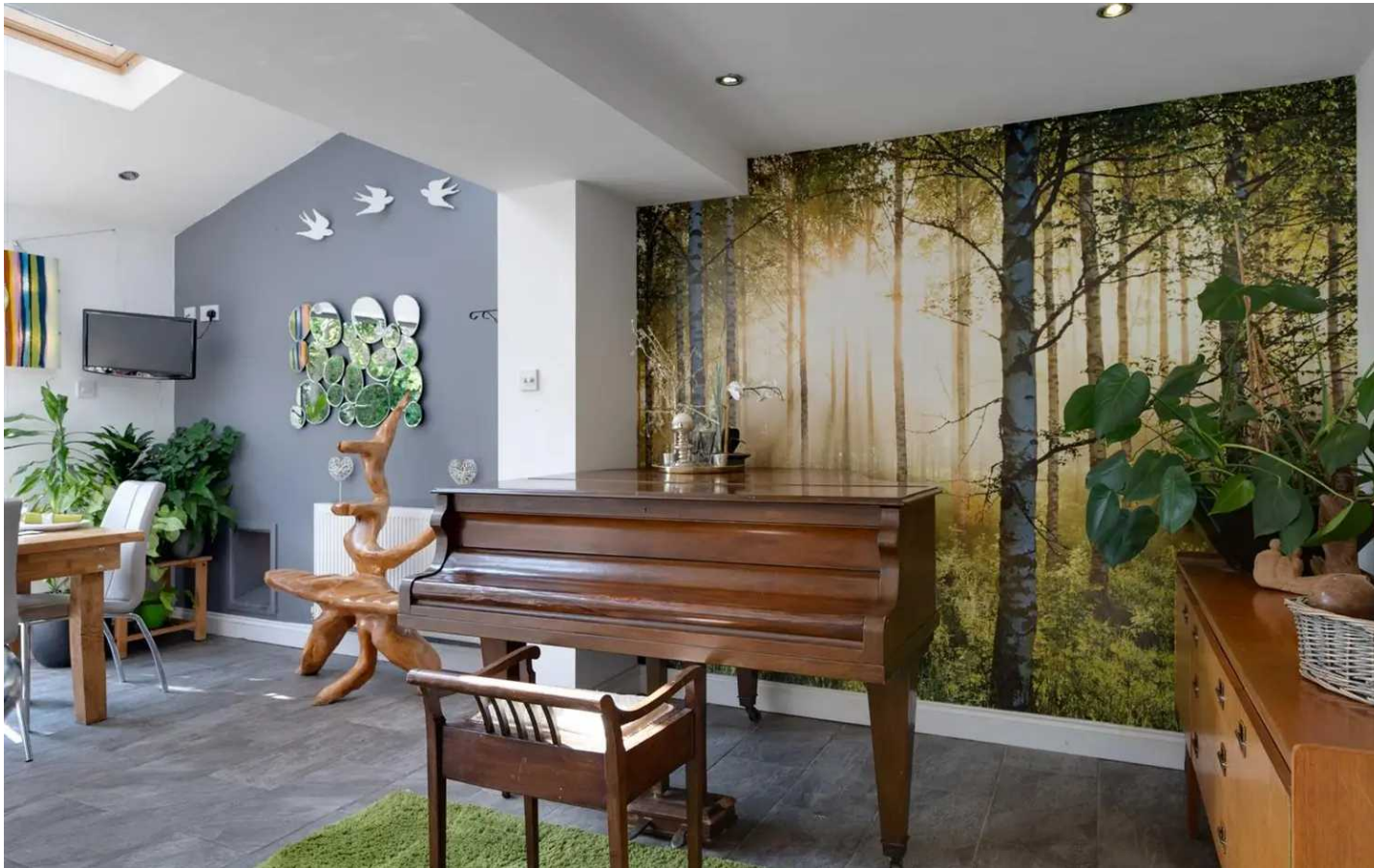




PROPERTY OVERVIEW

Located within a popular road of Dorridge within walking distance to the park, all local amenities and schools is this significantly extended and beautifully presented three bedroom link detached property which also benefits from a south facing rear garden. The property is set back behind brick tarmac driveway and benefits from a magnificent open plan kitchen / dining / family room with bi-fold doors opening onto the patio area and garden. The ground floor accommodation is accessed via a reception hall and includes a separate living room, guest cloakroom and access into the garage. To the first floor are three double bedrooms with the master bedroom benefitting from an ensuite and the remaining bedrooms serviced via an updated and luxury family bathroom. This beautifully presented property also benefits from a landscaped and south facing rear garden which is mainly laid with lawn, full width patio and formal borders. Viewing is strictly via Xact Homes on 01564 777284.





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



- Significantly Extended & Beautifully Presented
- Three Bedroom Detached
- Open Plan Kitchen/Dining/Family Room
- Living Room
- Master Bedroom With Ensuite
- Three Double Bedrooms
- South Facing Rear Garden



PORCH

LIVING ROOM

15' 1" x 10' 8" (4.60m x 3.25m)

KITCHEN/DINING/FAMILY ROOM

18' 8" x 18' 1" (5.70m x 5.50m)

WC

INTEGRAL GARAGE

16' 5" x 7' 10" (5.00m x 2.40m)

FIRST FLOOR

MASTER BEDROOM

13' 1" x 8' 8" (4.00m x 2.65m)

ENSUITE

4' 9" x 5' 11" (1.45m x 1.80m)

BEDROOM TWO

11' 0" x 10' 10" (3.35m x 3.30m)

BEDROOM THREE

8' 10" x 8' 2" (2.70m x 2.50m)

BATHROOM

8' 10" x 5' 3" (2.70m x 1.60m)

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

**ITEMS INCLUDED IN THE SALE**

Flavel free standing cooker, Flavel integrated oven, Flavel integrated hob, Premier Range extractor, all carpets, all blinds and garden shed

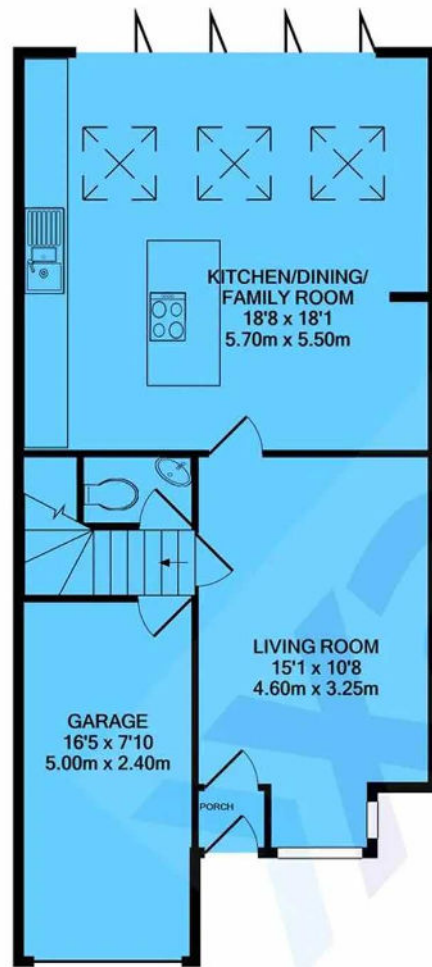
ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Virgin media - Fibre optic. Loft space - boarded.

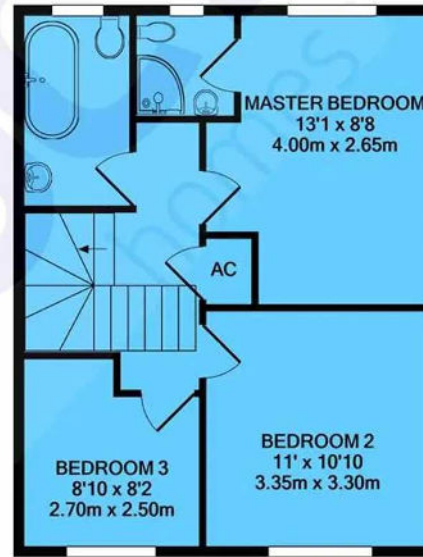
MONEY LAUNDERING REGULATIONS

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
APPROX. FLOOR
AREA 708 SQ.FT.
(65.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1167 SQ.FT. (108.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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