



# Dunham Croft, Dorridge

Guide Price £800,000





## PROPERTY OVERVIEW

An exceptional opportunity to acquire this superb four-bedroom detached family home, located on a quiet and highly sought-after road in the desirable area of Dorridge. Upon entering, you are greeted by a spacious entrance hallway that sets the tone for the rest of the property. The ground floor boasts a bright and spacious open-plan split-level living/dining room, seamlessly connecting to a conservatory that overlooks the rear garden, flooding the space with natural light. The property also features a breakfast kitchen, perfect for culinary enthusiasts, a versatile family room, and a practical utility room with sink, for added convenience. Ascending to the first floor, you will find the sleeping quarters, comprising of four generously sized bedrooms. The large principal bedroom is a tranquil retreat complete with an ensuite bathroom and a dressing room, providing ample storage space. The second bedroom is equally impressive, featuring its own ensuite bathroom. The remaining bedrooms are serviced by a family bathroom, which additionally connects to bedroom three via a Jack and Jill setup, offering flexibility and functionality for the whole family.





Externally, the property offers a well-maintained South West facing lawned rear garden with a patio seating area, ideal for outdoor entertaining or simply enjoying the serene surroundings. Furthermore, there is a wide driveway leading to a twin garage, providing ample off-road parking and storage space.

This family home embodies a perfect blend of style, practicality, and comfort, offering a versatile living space that caters to modern family living requirements. Set in a prime location and boasting an array of impressive features, this property presents a rare opportunity to own a residence of distinction in the heart of Dorridge. Viewing is highly recommended to truly appreciate all that this home has to offer.

- Four Bedroom Detached Property
- Set On A Quiet Cul-De-Sac
- Open Plan Living / Dining Room
- Breakfast Kitchen/Family Room
- Utility Room & Twin Garage
- Principal Bedroom With En-suite & Dressing Room
- Three Bathrooms
- South West Facing Well Maintained Rear Garden





## 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

## PORCH

## WC

## ENTRANCE HALL

## LIVING/DINING ROOM

### LIVING ROOM

16' 11" x 13' 3" (5.16m x 4.04m)

### DINING ROOM

13' 3" x 8' 10" (4.04m x 2.69m)

**CONSERVATORY**

15' 5" x 11' 2" (4.70m x 3.40m)

**BREAKFAST KITCHEN/FAMILY ROOM****KITCHEN AREA**

11' 10" x 8' 10" (3.61m x 2.69m)

**DINING AREA/FAMILY AREA**

12' 0" x 10' 1" (3.66m x 3.07m)

**UTILITY ROOM**

7' 5" x 4' 11" (2.26m x 1.50m)

**INTEGRAL TWIN GARAGE**

16' 11" x 16' 11" (5.16m x 5.16m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

17' 1" x 13' 9" (5.21m x 4.19m)

**ENSUITE**

7' 10" x 7' 7" (2.39m x 2.31m)

**DRESSING ROOM**

9' 2" x 7' 10" (2.79m x 2.39m)

**BEDROOM TWO**

13' 5" x 10' 0" (4.09m x 3.05m)

**ENSUITE**

8' 0" x 4' 1" (2.44m x 1.24m)

**BEDROOM THREE**

14' 3" x 10' 2" (4.34m x 3.10m)

**JACK 'N' JILL BATHROOM**

7' 9" x 6' 7" (2.36m x 2.01m)

**BEDROOM FOUR**

9' 10" x 8' 0" (3.00m x 2.44m)

**TOTAL SQUARE FOOTAGE**

159 sq.m (1711 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **GARDEN**

### **DRIVEWAY PARKING FOR TWO VEHICLES**

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

Creda integrated oven, Creda integrated hob, Creda extractor, fridge/freezer, Siemens dishwasher, all carpets, curtains and blinds, some light fittings, fitted wardrobes in two bedrooms, garden shed and Hive thermostat.

### **ADDITIONAL INFORMATION**

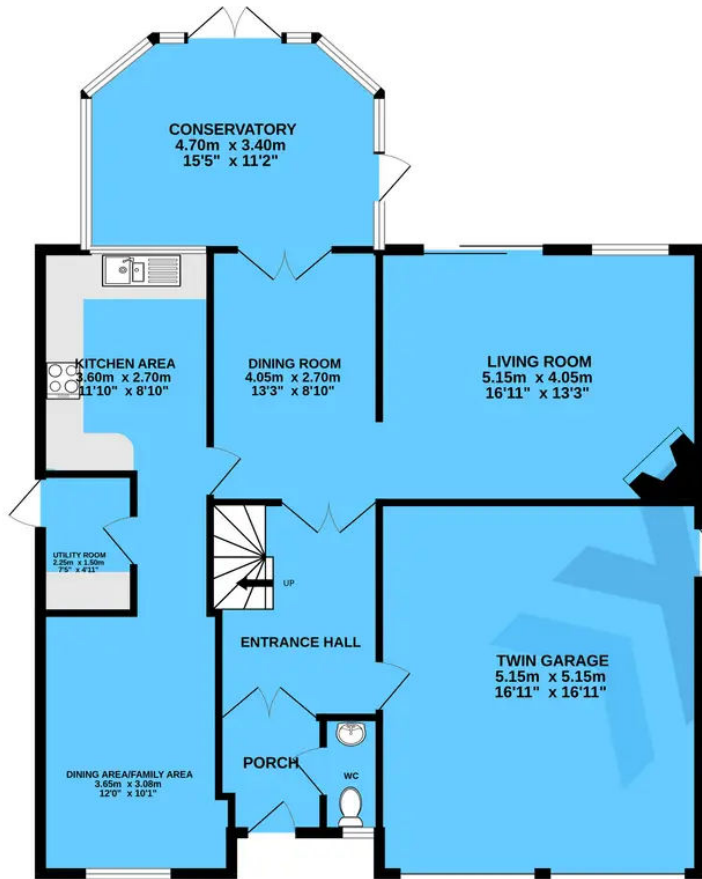
Services - water meter, mains gas, electricity and sewers. Broadband - not active (previously Virgin). Loft space - part boarded with lighting.

### **MONEY LAUNDERING REGULATIONS**

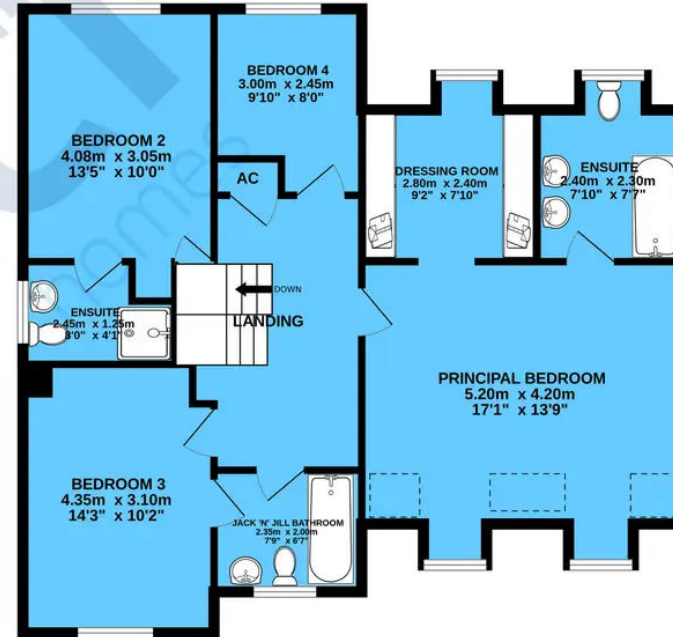
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 159.0 sq.m. (1711 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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