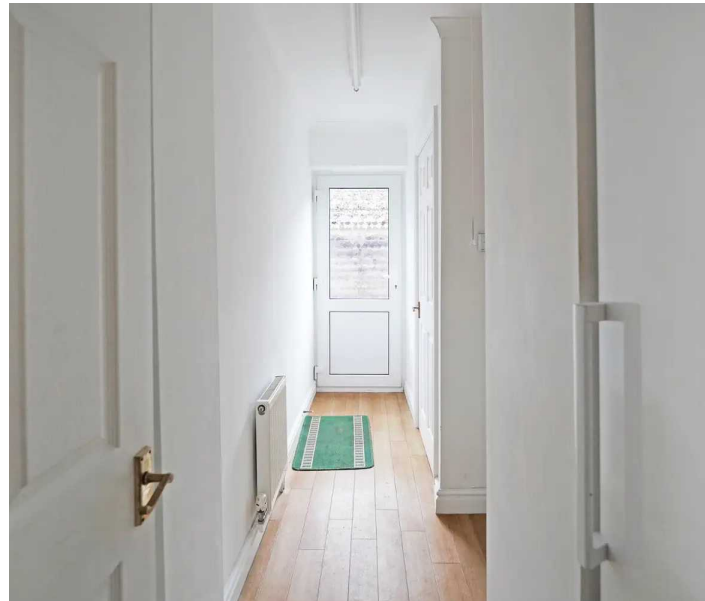




Walcot Green, Dorridge

In Excess of £650,000



PROPERTY OVERVIEW

Presenting a unique opportunity to acquire a charming three-bedroom detached bungalow situated off the coveted Dorridge Triangle, this property stands out as a remarkable find offering a lifestyle of convenience and comfort. Boasting a no upward chain, this property presents itself as an ideal home for those seeking a hassle-free move into a well-appointed residence.

Upon entering the property, one is greeted by a generously sized entrance hallway that sets the tone for the spacious and versatile accommodation that lies within. The accommodation has been thoughtfully extended to cater to modern living requirements and to provide a residence that meets the needs of a variety of lifestyles. The property features a large living room, perfect for relaxation and entertaining guests, and a breakfast kitchen that promises pleasant culinary experiences.

One of the standout features of this property is its proximity to the amenities of Dorridge Village and the Dorridge Station, allowing for easy access to transportation links and local conveniences. The property is nestled within a quiet cul-de-sac, offering a peaceful and private setting for residents to enjoy.



In addition to the living spaces, the property incorporates a guest cloakroom and utility area, adding to the practicality and functionality of the living environment. A block-paved driveway and garage provide ample parking space for residents and visitors alike, ensuring convenience and ease of access.

Externally, the property boasts a landscaped and private rear garden, providing a tranquil outdoor space for relaxation and recreation. The garden offers a peaceful retreat where residents can unwind and enjoy the beauty of nature in a secluded setting.

Overall, this property presents itself as a rare find, combining a sought-after location with well-designed and versatile living spaces. Those looking for a comfortable and convenient home in a peaceful setting will find this property to be an exemplary choice. Don't miss the chance to make this remarkable residence your own and experience the best in modern living in the heart of Dorridge.





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



- NO UPWARD CHAIN
- Rare Opportunity To Acquire A Three Bedroom Detached Bungalow Off The Dorridge Triangle
- Significantly Extended And Offering Versatile Accommodation
- Walking Distance To Dorridge Station And Village
- Large Living Room And Breakfast Kitchen
- Large Entrance Hallway With Guest Cloakroom And Utility Area
- Block Paved Driveway And Garage
- Quiet Cul-De-Sac Location
- Landscaped And Private Rear Garden

ENTRANCE HALLWAY

LIVING ROOM

19' 10" x 13' 9" (6.05m x 4.20m)

BREAKFAST KITCHEN

19' 8" x 9' 10" (6.00m x 3.00m)

UTILITY AREA

11' 10" x 6' 3" (3.60m x 1.90m)

WC

BEDROOM ONE

14' 8" x 12' 6" (4.48m x 3.80m)

BEDROOM TWO

16' 1" x 8' 6" (4.90m x 2.60m)

BEDROOM THREE / SITTING ROOM

17' 9" x 10' 8" (5.40m x 3.25m)

BATHROOM

16' 1" x 5' 3" (4.90m x 1.60m)

TOTAL SQUARE FOOTAGE

Total floor area: 137.0 sq.m. = 1475 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

14' 5" x 8' 6" (4.40m x 2.60m)

LANDSCAPED AND PRIVATE REAR GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, a garden shed and an electric garage door.

ADDITIONAL INFORMATION

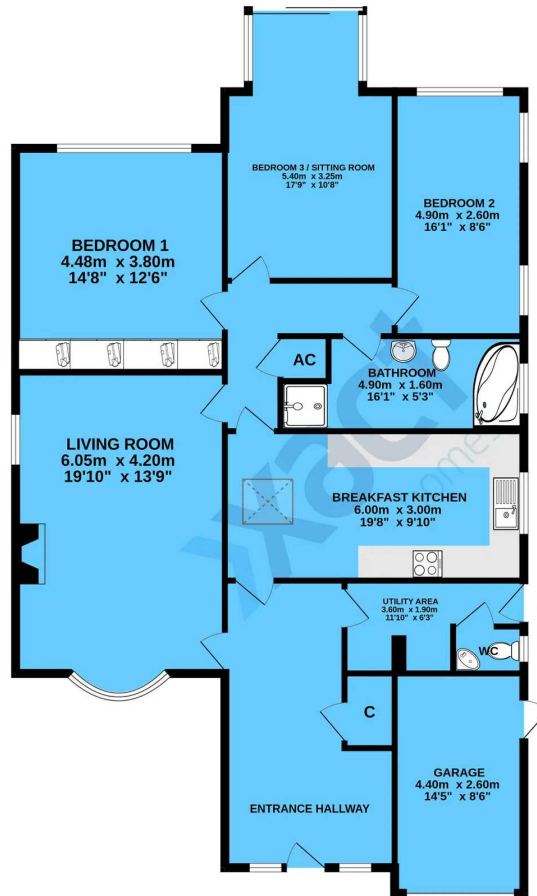
Services - mains gas, electricity and mains sewers.
Loft space - with ladder and lighting.

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



TOTAL FLOOR AREA : 137.0 sq.m. (1475 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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