



## Winster Avenue, Dorridge

Guide Price £400,000







## PROPERTY OVERVIEW

Located in a sought-after village of Dorridge within walking distance to Dorridge Station and Dorridge Village, this charming three bedroom terraced house presents an exceptional opportunity for those seeking a comfortable and convenient modern living experience. Positioned in the esteemed Arden Academy catchment area, this property boasts a desirable blend of practicality and comfort. Downstairs the property comprises of a WC, a good size reception / living room featuring a bay window and the heart of the home resides in the well-appointed breakfast kitchen, which leads to a conservatory and offers an additional versatile space which could be used as an additional reception room. Ascending to the upper levels of the property, there are three comfortable bedrooms. The principal bedroom is located at the front of the property and benefits from ample storage provided by fitted wardrobes. There are two further bedrooms one of which also benefits from fitted wardrobes. Furthermore, the property's proximity to Dorridge Station and the local village amenities ensures residents benefit from a convenient lifestyle, with easy access to transportation links, shops, restaurants, and other local conveniences.







In summary, this three-bedroom terraced house is an ideal choice for those seeking a well-appointed residence in a prime location. Don't miss the opportunity to make this property your own and enjoy a lifestyle of modern comfort and convenience.

#### 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 Terrace Property
- Arden Academy Catchment
- Conservatory
- Breakfast Kitchen
- Walking Distance To Dorridge Village & Station
- Well Presented Throughout

#### **ENTRANCE HALL**

#### **WC**

#### **RECEPTION/LIVING ROOM**

15' 10" x 12' 4" (4.83m x 3.76m)

#### **BREAKFAST KITCHEN**

15' 1" x 8' 8" (4.60m x 2.64m)

#### **CONSERVATORY**

12' 4" x 9' 6" (3.76m x 2.90m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

10' 11" x 8' 6" (3.33m x 2.59m)

#### **BEDROOM TWO**

8' 10" x 8' 6" (2.69m x 2.59m)

#### **BEDROOM THREE**

8' 10" x 6' 5" (2.69m x 1.96m)

#### **BATHROOM**

6' 4" x 6' 4" (1.93m x 1.93m)

#### **TOTAL SQUARE FOOTAGE**

79 sq.m (850 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **ALLOCATED PARKING FOR TWO VEHICLES**

#### **REAR GARDEN**



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

Cooke & Lewis integrated oven, Cooke & Lewis integrated hob, extractor, Whirlpool microwave, all carpets, curtains, blinds and light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting.

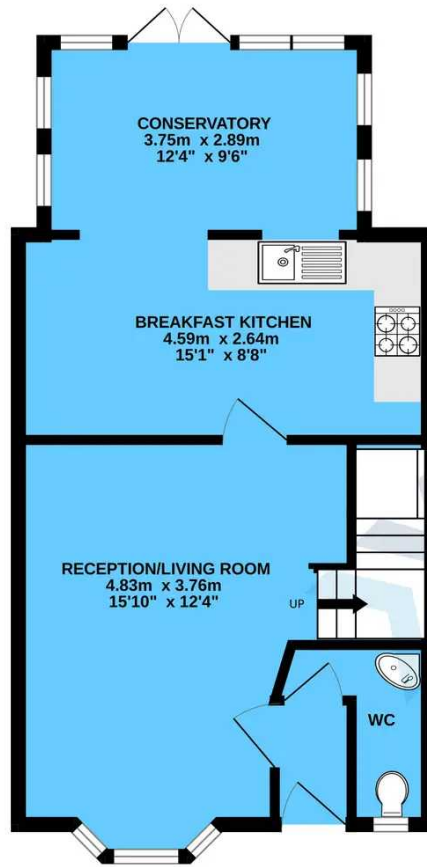
#### **MONEY LAUNDERING REGULATIONS**

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.

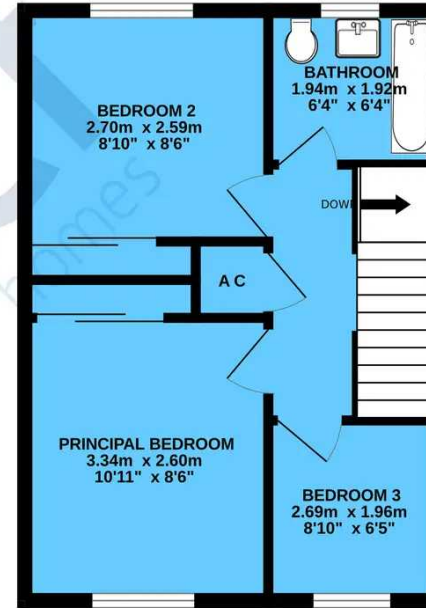




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 79.0 sq.m. (850 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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