



# Hazeltree Grove, Dorridge

Guide Price £425,000







## PROPERTY OVERVIEW

Introducing this immaculately designed three-bedroom extended semi-detached house, located within walking distance of Dorridge Village and Station, offering convenience and modern accommodation. Upon stepping into the residence, you are greeted by a modern kitchen and versatile utility room off the main hallway. Situated at the end of the hallway is the large lounge / diner which spans the width of the property and also has the added benefit of an orangery. Upstairs the property features three bedrooms, with the additional benefit of two modern bathrooms ensures convenience for the household. Convenience is key with this property, as its prime location offers easy access to Dorridge Village and Station. Presented with no upward chain, this property offers a seamless transition for prospective buyers.

- Three Bedroom Extended Semi Detached
- Modern Kitchen
- Orangery
- Large Lounge/Diner
- Two Bathrooms
- Walking Distance To Dorridge Village & Station
- No Upward Chain
- Utility



## 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: C

Tenure: Freehold





**PORCH**

4' 5" x 2' 7" (1.35m x 0.79m)

**HALLWAY**

10' 6" x 3' 6" (3.20m x 1.07m)

**KITCHEN**

10' 6" x 10' 0" (3.20m x 3.05m)

**UTILITY**

7' 10" x 6' 9" (2.39m x 2.06m)

**WC**

6' 10" x 2' 11" (2.08m x 0.89m)

**LOUNGE/DINER**

21' 7" x 8' 6" (6.58m x 2.59m)

**ORANGERY**

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



## **FIRST FLOOR**

### **BEDROOM ONE**

13' 8" x 9' 1" (4.17m x 2.77m)

### **DRESSING ROOM**

7' 0" x 6' 11" (2.13m x 2.11m)

### **ENSUITE**

6' 10" x 3' 10" (2.08m x 1.17m)

### **BEDROOM TWO**

10' 9" x 7' 3" (3.28m x 2.21m)

### **BEDROOM THREE**

9' 0" x 6' 10" (2.74m x 2.08m)

### **BATHROOM**

7' 7" x 6' 0" (2.31m x 1.83m)

### **TOTAL SQUARE FOOTAGE**

87.1 sq.m (938 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **REAR GARDEN**

#### **ON DRIVE PARKING**

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

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all carpets, blinds and light fittings, garden shed and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains electric and sewers.

#### **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.

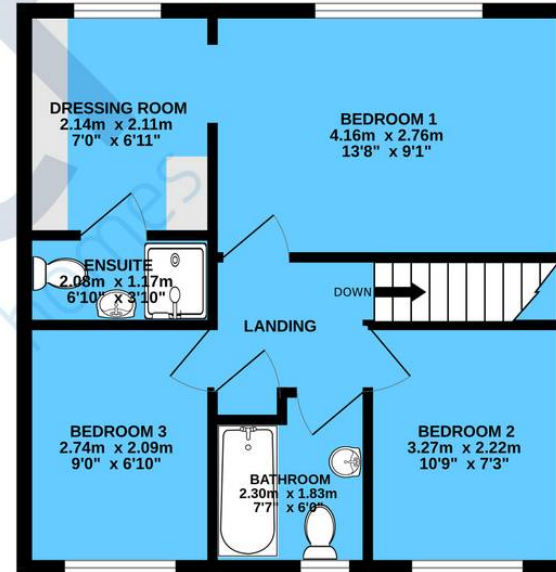
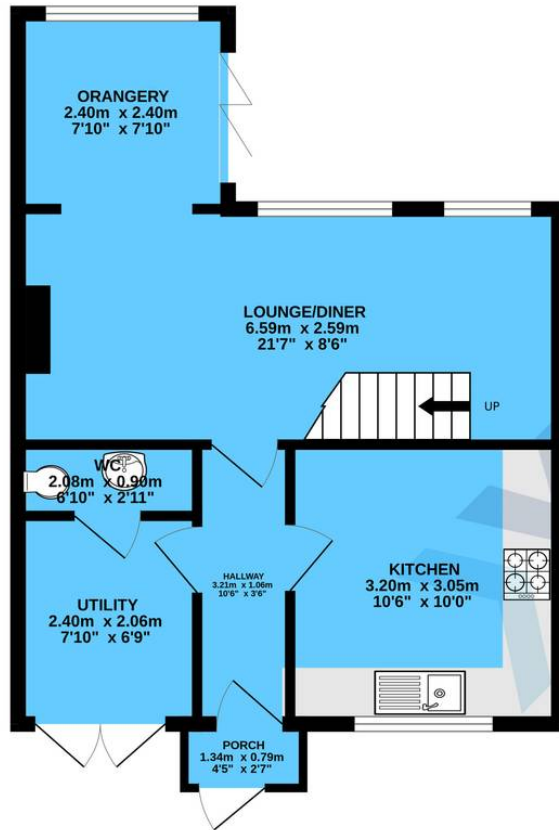






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 87.1 sq.m. (938 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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