



## Brooksby Grove, Dorridge

Guide Price £450,000





## PROPERTY OVERVIEW

We are delighted to present this exquisite extended two-bedroom semi-detached bungalow situated in the highly sought-after cul-de-sac of Dorridge. This stunning property is offered with no upward chain, providing a seamless and stress-free purchasing process for potential buyers. Nestled in a prime location, this bungalow offers convenient access to a plethora of local amenities, including Dorridge Station, doctors' surgeries, and various facilities within walking distance. The desirable locale coupled with the tranquil surroundings make this property an ideal choice for discerning buyers seeking to downsize for both convenience and comfort. Upon entering the property, you are greeted by a beautifully designed open plan living room and dining room, offering a versatile and spacious layout for both relaxation and entertainment. The adjacent breakfast kitchen provides a functional space with a fitted kitchen and also a utility located to the side which has been added to the property. The property features two generously sized bedrooms and a well-appointed bathroom, providing a comfortable and private retreat for residents.





Stepping outside, you will be captivated by the extensive patio area leading to a large L-shaped south-facing and private rear garden. This outdoor space presents ample opportunities for al fresco dining, relaxation, and entertaining in a serene and secluded setting. The outstanding location of this property, combined with its high desirability, makes it a rare find in the market. If you are downsizing this bungalow offers a unique opportunity to own a property in one of Dorridge's most coveted neighbourhoods. In conclusion, this extended two-bedroom bungalow presents a rare chance to acquire a home in a prime location, boasting an open plan layout, modern amenities, and a spacious rear garden. Don't miss the opportunity to make this property your own and indulge in the charm and comfort it has to offer. Contact us today to arrange a viewing and experience the allure of this exceptional property firsthand.

- No Upward Chain
- Extended Two Bedroom Semi Detached Bungalow Located In A Highly Sought After Cul-De-Sac Of Dorridge
- Located Within Walking Distance To Dorridge Station, Doctors And All Local Facilities
- Open Plan Living/Dining Room
- Breakfast Kitchen
- Two Bedrooms And Bathroom
- Side Utility Leading To Rear Garden
- Extensive Patio Area Leading To A Large L Shaped South Facing Rear Garden
- Outstanding Location And Highly Sought After





#### 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

#### PORCH

#### LIVING/DINING ROOM

19' 0" x 14' 9" (5.79m x 4.50m)

#### BREAKFAST KITCHEN

9' 10" x 7' 7" (3.00m x 2.31m)

#### UTILITY

10' 10" x 5' 1" (3.30m x 1.55m)

**BEDROOM ONE**

14' 5" x 10' 0" (4.39m x 3.05m)

**BEDROOM TWO**

9' 0" x 7' 9" (2.74m x 2.36m)

**BATHROOM**

6' 7" x 5' 11" (2.01m x 1.80m)

**OUTSIDE THE PROPERTY****GARAGE**

17' 9" x 9' 4" (5.41m x 2.84m)

**TOTAL SQUARE FOOTAGE**

78.8 sq.m (848 sq.ft) approx.

**PRIVATE GARDEN WITH EXTENSIVE PATIO AREA****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, integrated freezer, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

**ADDITIONAL INFORMATION**

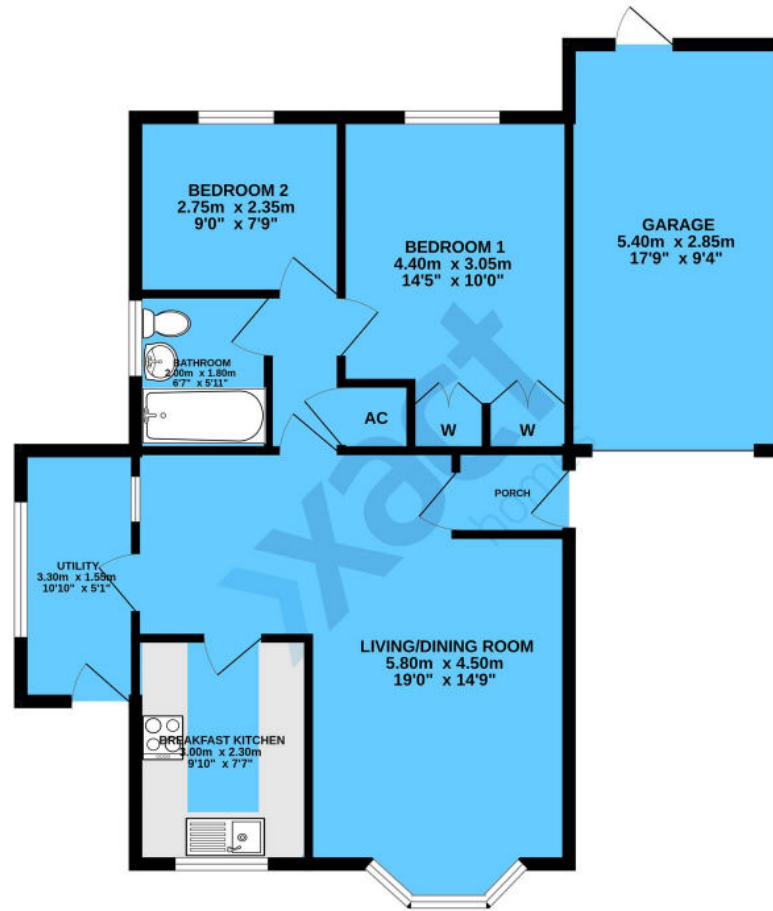
Services - water meter, mains gas, electricity and sewers.

**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



TOTAL FLOOR AREA: 78.8 sq.m. (848 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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