

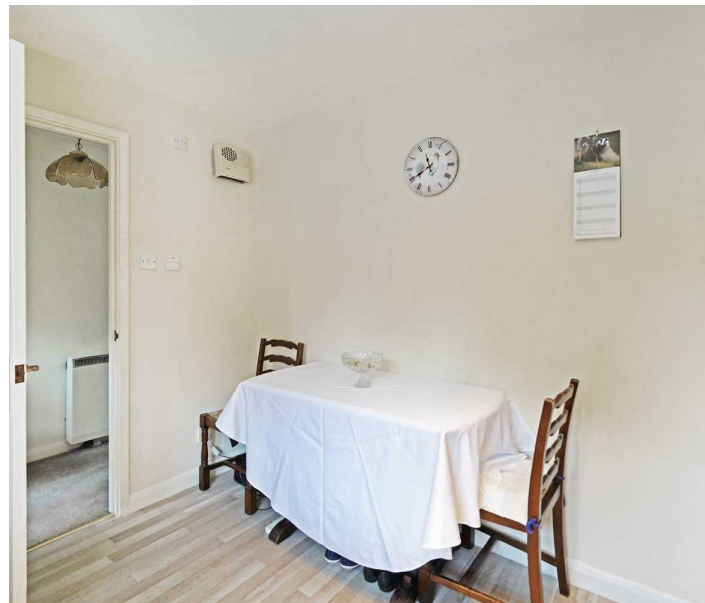


# Hazeltree Grove, Dorridge

Guide Price £325,000







## PROPERTY OVERVIEW

Located in a peaceful cul-de-sac, this charming end-terrace property offers a wonderful opportunity for first-time buyers looking for home or investors. Boasting a tastefully designed living room that serves as the heart of the home, this property provides a warm and inviting ambience for relaxation and entertainment alike.

The focal point of the property is the well-appointed fitted kitchen/diner with space for a dining table and chairs, this area seamlessly blends functionality and style, making it an ideal spot for family meals and social gatherings.

The property features two bedrooms, providing ample space for comfortable living. Both of the bedrooms are serviced by a well appointed family bathroom. Convenience is key with this property, as it comes with two allocated parking spaces, ensuring easy and hassle-free parking for residents and guests.

Outside, the property features a well-maintained lawn rear garden, providing a private outdoor space for residents to enjoy the fresh air and soak up the sun during the warmer months. This serene garden offers a peaceful retreat for relaxation and outdoor activities, making it a perfect spot for enjoying a morning coffee or evening drinks.

- Living Room
- Two Allocated Parking Spaces
- Ideal For First Time Buyers
- Quiet Cul-De-Sac Location

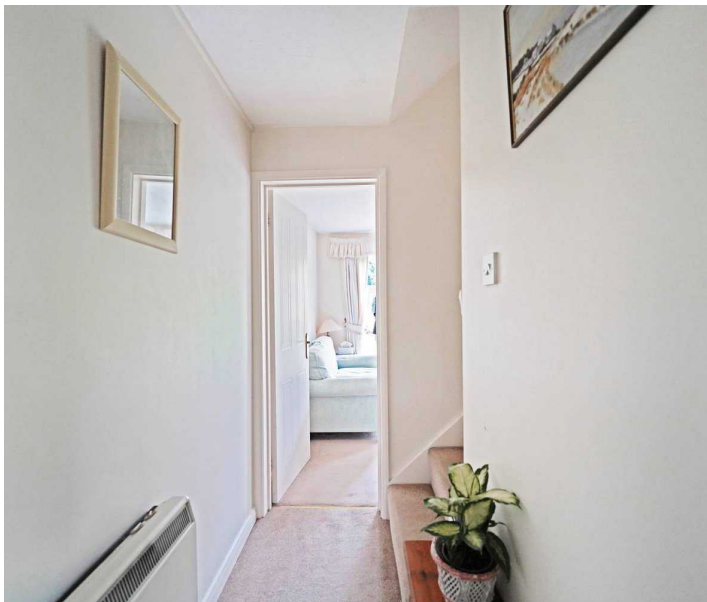


#### PROPERTY LOCATION

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







- Living Room
- Two Allocated Parking Spaces
- Ideal For First Time Buyers
- Quiet Cul-De-Sac Location
- Fitted Kitchen/Diner
- Two Bedroom End Terrace Property
- Lawn Rear Garden

#### **PORCH**

#### **HALL**

#### **LIVING ROOM**

#### **KITCHEN/DINER**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

#### **BEDROOM TWO**

#### **BATHROOM**

#### **OUTSIDE THE PROPERTY**

#### **TWO ALLOCATED PARKING SPACES**

#### **SOUTH FACING REAR GARDEN**

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

AEG free standing cooker, AEG extractor, all carpets and garden shed.

#### **ADDITIONAL INFORMATION**

Services - Water meter, mains electricity and sewers  
Broadband - BT.

#### **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.

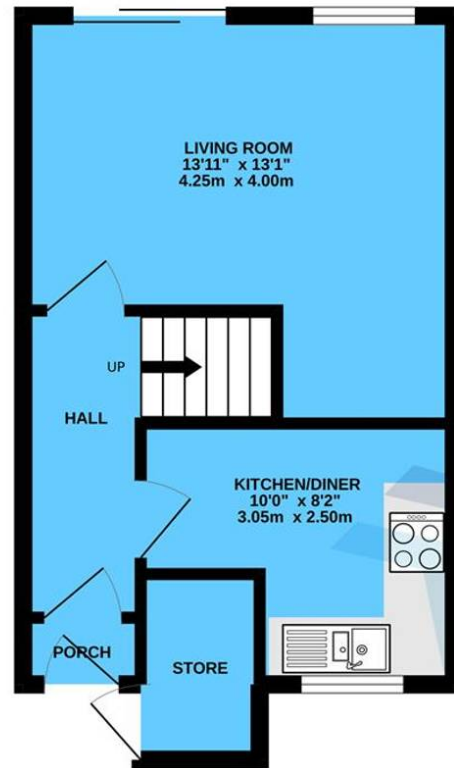




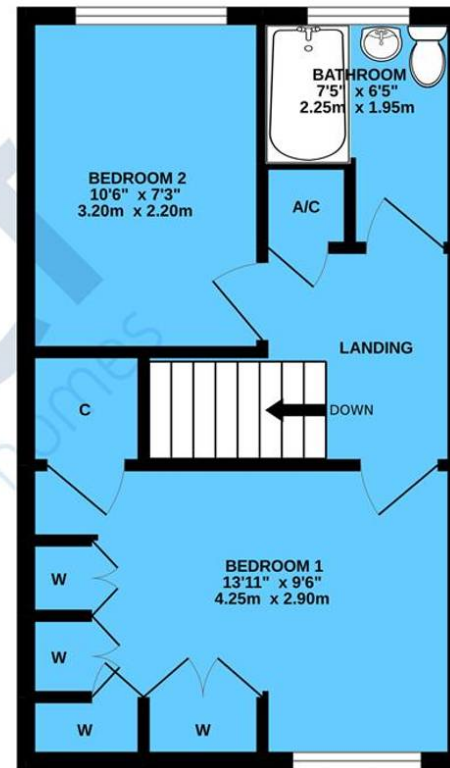




GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) 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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