

Hanbury Road, Dorridge

Guide Price £700,000

xact HOMES







PROPERTY OVERVIEW

This impressive four bedroom detached house is situated in the heart of Dorridge village, offering a rare opportunity to acquire a spacious family home in a highly sought-after location. Set behind a large block paved driveway, which provides ample off road parking and is supported by a single garage (ideal for additional storage or secure parking), the property presents a welcoming and attractive frontage.

On entering the home, you are greeted by a generous hallway that leads to a substantial front reception room, featuring a striking fireplace and a beautiful bay window that floods the space with natural light, creating an inviting area for family gatherings or entertaining guests. To the rear of the property, a further large reception room offers flexibility for use as a formal dining room or secondary living space, while the adjoining breakfast kitchen is well equipped and provides plenty of space for informal dining, making it the perfect hub for busy family life.

Upstairs, the property boasts four well-proportioned bedrooms, each offering comfortable accommodation and ample storage, all of which are serviced by a well-appointed family bathroom fitted with modern fixtures and finishes.







The property is ideally located for local schools, making it an excellent choice for families, and is set within walking distance to Dorridge Station and the wide range of amenities that Dorridge village has to offer, including shops, cafes, and services.

Offered to the market with the benefit of no upward chain, this home represents a fantastic opportunity for those looking to secure a property in this desirable area.

With its generous living spaces, practical layout, and prime village location, this property is perfectly suited to growing families or those seeking a comfortable and convenient lifestyle in one of the region's most popular residential settings. Early viewing is highly recommended to fully appreciate the size, quality, and superb position of this exceptional home.

- Four Bedroom Detached House Located Within The Heart Of Dorridge Village
- Set Behind A Large Block Paved Driveway Which Is Supported By A Single Garage
- Downstairs, The Property Includes A Large Reception Room With Feature Fireplace & Bay Window To The Front, An Additional Large Reception Room To The Rear & A Breakfast Kitchen
- Upstairs, The Property Boasts Four Well-Proportioned Bedrooms, All Of Which Are Serviced By The Well-Appointed Bathroom
- To The Rear Of The Property Is A Large Landscaped Garden Which Features A Large Decking Area
- Ideally Located For Local Schools
- Set Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain



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: F

Tenure: Freehold



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM
18' 0" x 12' 1" (5.48m x 3.69m)

DINING ROOM
13' 10" x 11' 11" (4.21m x 3.62m)

BREAKFAST KITCHEN
16' 10" x 14' 10" (5.13m x 4.51m)

INTEGRAL GARAGE
14' 5" x 8' 11" (4.40m x 2.72m)

FIRST FLOOR

PRINCIPAL BEDROOM
18' 8" x 12' 0" (5.69m x 3.65m)

BEDROOM TWO
13' 9" x 11' 11" (4.20m x 3.63m)

BEDROOM THREE
13' 4" x 11' 1" (4.06m x 3.39m)

BEDROOM FOUR
14' 10" x 5' 10" (4.53m x 1.79m)

BATHROOM
9' 10" x 5' 5" (3.00m x 1.66m)

TOTAL SQUARE FOOTAGE
157.0 sq.m (1688 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

LARGE DECKING AREA



ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, integrated fridge/freezer, all carpets, some curtains, some blinds and some light fittings.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - cable. Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.


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Approx Gross Internal Area
157 sq m / 1688 sq ft



Ground Floor
Approx 80 sq m / 860 sq ft

First Floor
Approx 77 sq m / 828 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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