



Wyken Close, Dorridge

Guide Price £625,000





PROPERTY OVERVIEW

This impressive four bedroom detached house is positioned on a generous corner plot within easy walking distance of Dorridge village, offering an ideal blend of space, comfort, and convenience. The property is approached via a large front lawn and a block paved driveway, which provides ample parking and leads to a full size single garage (perfect for secure vehicle storage or additional utility space). Upon entering, you are greeted by a welcoming entrance hallway that gives access to a spacious reception room at the front of the house, featuring a fireplace that creates a warm and inviting atmosphere. To the rear, a second reception room offers flexible living or dining options, while the fully fitted kitchen is thoughtfully designed to cater to modern family needs. The ground floor also benefits from a practical shower room, adding to the overall functionality of the layout. Upstairs, the first floor comprises four well proportioned bedrooms, each offering comfortable accommodation for family members or guests. These are serviced by a family bathroom. The property's rear aspect enjoys a well proportioned and private easterly facing garden, complemented by a full width patio (ideal for relaxing or entertaining).



The home is situated within walking distance of Dorridge Station, making it an excellent choice for commuters, and is perfectly placed to enjoy all the amenities that Dorridge village has to offer, including shops, cafes, and local services. Families will appreciate the property's location within the prestigious Arden Academy catchment area, providing access to highly regarded schooling. Offered to the market with the benefit of no upward chain, this home presents a fantastic opportunity for buyers seeking a straightforward and stress free purchase. Additionally, the property offers significant potential for extension (subject to the necessary planning permissions), allowing new owners to tailor the space to their individual requirements and aspirations. Combining a sought after location, versatile living spaces, and the scope to further enhance, this property is a rare find and is sure to appeal to discerning buyers looking for their next family home in Dorridge. Early viewing is highly recommended to fully appreciate the quality and potential of this outstanding residence.





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



- Four Bedroom Detached House Set On A Generous Corner Plot, Walking Distance To Dorridge Village
- The Property Is Set Behind A Large Front Lawn & Block Paved Driveway Which Is Supported By A Full Size Single Garage
- Large Reception Room To The Front With A Feature Fireplace & To The Rear Is A Second Reception Room & A Fully Fitted Kitchen
- Located On The First Floor Are Four Well Proportioned Bedrooms Which Are Serviced By Two Bathrooms, Shower Room To The Ground Floor & A Family Bathroom On The First Floor
- To The Rear A Private Easterly Facing Garden Which Benefits From A Full Width Patio
- Located 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
- Set Within The Prestigious Arden Academy Catchment Area
- Potential For Significant Extension Subject To The Necessary Planning Permissions

ENTRANCE HALLWAY

RECEPTION ROOM ONE

11' 11" x 19' 9" (3.63m x 6.02m)

RECEPTION ROOM TWO

9' 5" x 9' 4" (2.87m x 2.85m)

KITCHEN

9' 3" x 9' 11" (2.83m x 3.03m)

SHOWER ROOM

5' 9" x 3' 11" (1.76m x 1.20m)



FIRST FLOOR

BEDROOM ONE

12' 2" x 10' 8" (3.71m x 3.24m)

BEDROOM TWO

12' 2" x 8' 10" (3.71m x 2.70m)

BEDROOM THREE

9' 5" x 10' 8" (2.87m x 3.25m)

BEDROOM FOUR

6' 11" x 8' 7" (2.11m x 2.61m)

BATHROOM

6' 4" x 5' 4" (1.94m x 1.63m)

OUTSIDE THE PROPERTY

GARAGE

16' 3" x 7' 10" (4.95m x 2.40m)

TOTAL SQUARE FOOTAGE

116.0 sq.m (1246 sq.ft) approx.

LARGE DRIVEWAY FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN WITH FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge, freezer, fridge/freezer, garden shed and all carpets, curtains and light fittings.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet).



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.

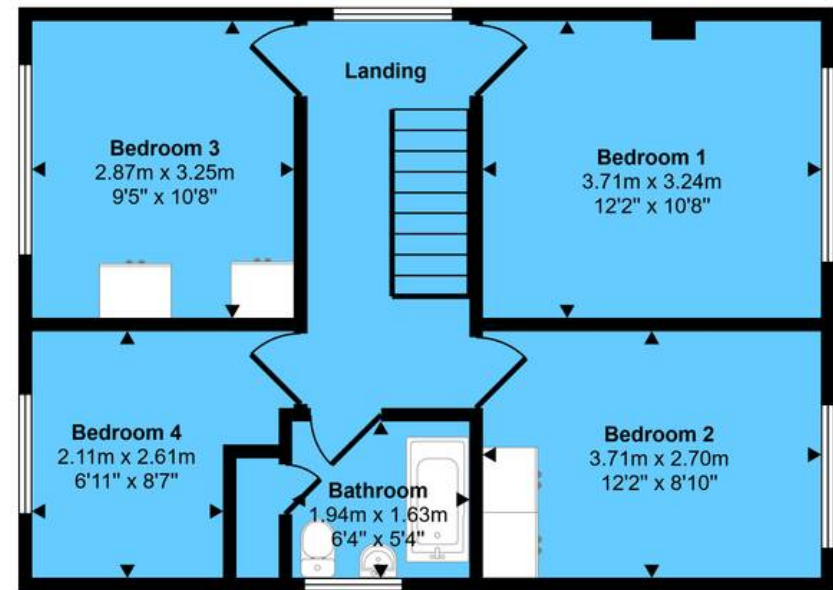
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Approx Gross Internal Area
116 sq m / 1246 sq ft



Ground Floor
Approx 63 sq m / 682 sq ft



First Floor
Approx 52 sq m / 564 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.

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

