



Dorridge Road, Dorridge

Guide Price £899,950





PROPERTY OVERVIEW

This superb four double bedroom detached property presents an outstanding opportunity for families and professionals alike, benefiting from no upward chain and a highly desirable location within walking distance of Dorridge Station. The home has been significantly extended and thoughtfully improved, offering extensive and versatile accommodation throughout. Upon entering, the spacious hallway leads to a family area, which is bathed in natural light and provides an inviting space for relaxation and entertaining. The heart of the home is the impressive open plan kitchen/dining area, designed to meet the needs of modern living with ample space for both everyday family life and larger gatherings. The kitchen itself is fitted with quality units and integrated appliances (subject to confirmation), while the adjoining family areas enjoy a pleasant outlook and seamless flow. There are four generously proportioned double bedrooms, ideal for growing families or guests, and three well-appointed bathrooms (including ensuite facilities to the principal bedroom), ensuring comfort and convenience for all. A practical utility room and downstairs boot room add further appeal to the ground floor layout.



The property also benefits from driveway parking and a single garage, providing secure storage and ease of access. Finished to a high standard throughout, this home offers a rare blend of space, style, and flexibility, making it perfectly suited to those seeking a move-in ready property in a sought after location. With Dorridge's amenities, schools, and transport links all within easy reach, this is a truly exceptional family home that must be viewed to be fully appreciated.

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: H

Tenure: Freehold





- Four Double Bedroom Detached Property Located Walking Distance To Dorridge Station
- No Upward Chain
- Significantly Extended And Improved To Include A Large Open Plan Kitchen / Dining Area & Family Area
- South Facing Private Rear Garden
- Driveway Parking And Single Garage
- Superb Family Home Offering Extensive Accommodation
- Four Double Bedrooms And Three Bathrooms
- Large Office

HALLWAY

WC

OFFICE

13' 1" x 11' 5" (3.98m x 3.47m)

FAMILY AREA

11' 5" x 10' 7" (3.49m x 3.22m)

KITCHEN/DINING AREA

18' 5" x 22' 2" (5.62m x 6.75m)

UTILITY

7' 2" x 9' 11" (2.18m x 3.03m)

BOOT ROOM

9' 6" x 5' 0" (2.90m x 1.53m)

INTEGRAL GARAGE

15' 5" x 12' 1" (4.71m x 3.69m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 4" x 12' 6" (4.67m x 3.80m)

WARDROBE

4' 8" x 6' 11" (1.43m x 2.12m)

ENSUITE

4' 6" x 6' 8" (1.36m x 2.02m)

**BEDROOM TWO**

9' 4" x 11' 11" (2.85m x 3.62m)

WARDROBE

9' 4" x 2' 0" (2.84m x 0.62m)

ENSUITE

6' 6" x 7' 11" (1.97m x 2.41m)

BEDROOM THREE

8' 10" x 12' 2" (2.70m x 3.70m)

BEDROOM FOUR

11' 3" x 9' 8" (3.43m x 2.95m)

DRESSING ROOM

6' 9" x 6' 8" (2.07m x 2.03m)

BATHROOM

6' 6" x 7' 6" (1.99m x 2.28m)

TOTAL SQUARE FOOTAGE

203.0 sq.m (2187 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING****SOUTH FACING PRIVATE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated hob, Dishwasher, All carpets. Some light fittings and CCTV.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).



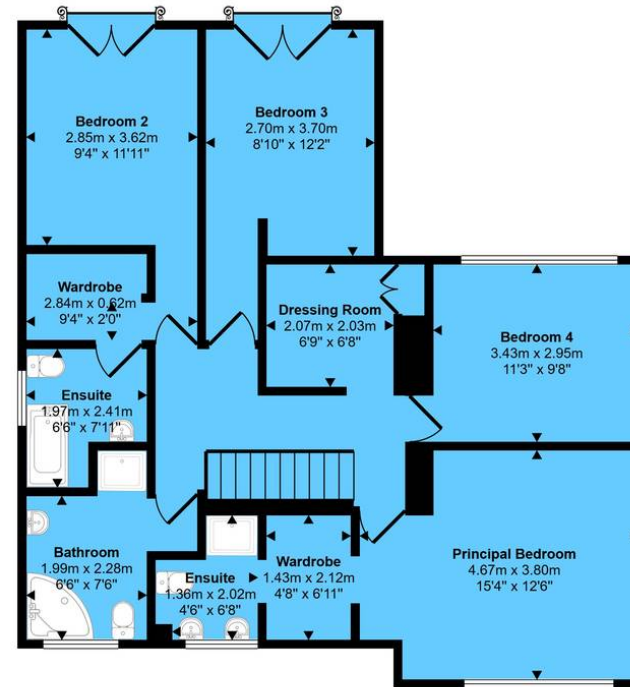
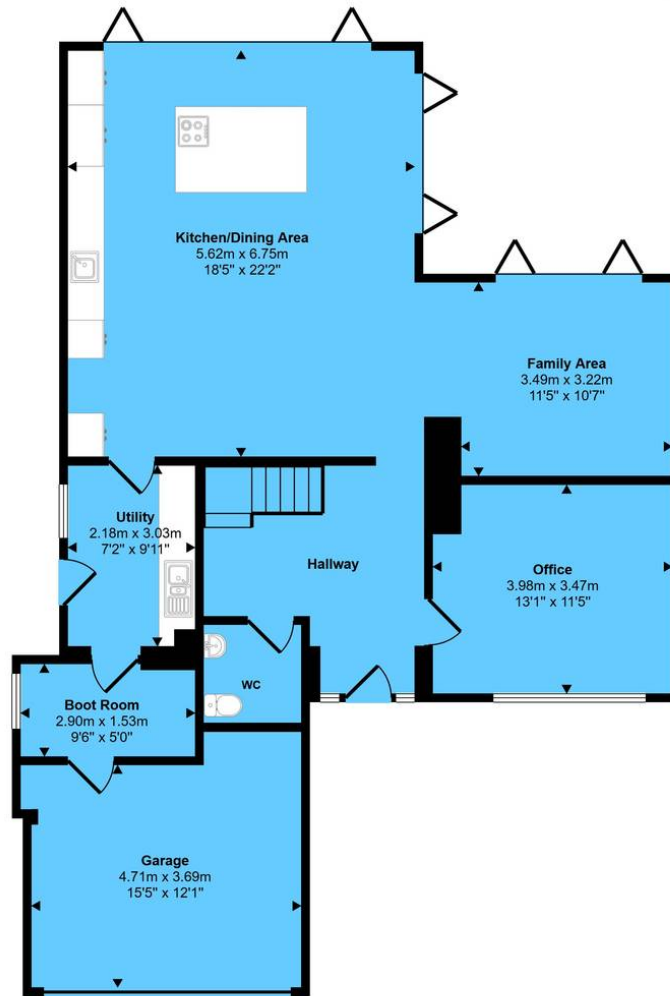
INFORMATION FOR POTENTIAL BUYERS

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
203 sq m / 2187 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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