



Glendon Way, Dorridge

Offers Over £650,000





PROPERTY OVERVIEW

This well presented four bedroom detached property is set behind a large block paved driveway, providing ample parking for multiple vehicles and convenient access to a single garage. The spacious and versatile accommodation features three reception rooms, including a generous living room, a formal dining room, and a bright conservatory that seamlessly connects to the modern breakfast kitchen. The kitchen offers contemporary units, integrated appliances, and open plan access to the conservatory, creating a sociable environment ideal for family gatherings or entertaining guests. A courtesy door from the kitchen leads directly into the garage, ensuring practicality and ease of use. Upstairs, the property comprises four well proportioned bedrooms and two bathrooms. The principal bedroom benefits from a stylish ensuite facility, while the remaining three bedrooms are serviced by a modern family bathroom, making this an ideal home for growing families or those seeking flexible living arrangements. The rear of the property enjoys a southerly aspect, ensuring the interior is filled with natural light throughout the day. The garden is mainly laid to lawn with a patio area that provides ample room for a table and chairs (perfect for outdoor dining or relaxation).





This attractive home is set within walking distance to Dorridge train station and all local schools, offering excellent transport links and easy access to a range of amenities. The combination of well proportioned living spaces, modern fittings, and a sought after location makes this property a superb opportunity for buyers looking to settle in a desirable part of Dorridge. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

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





- Well Presented Four Bedroom Detached Property
- Set Behind A Large Block Paved Driveway Providing Parking For Multiple Vehicles Leading To A Single Garage
- Three Reception Rooms Including Living Room, Dining Room And Conservatory
- Modern Breakfast Kitchen With Open Plan Access To Conservatory And Courtesy Door Into Garage
- Four Bedrooms And Two Bathrooms
- Principal Bedroom With Ensuite Facility With Three Remaining Bedrooms Serviced Via Family Bathroom
- Southerly Facing Rear Garden Mainly Laid With Lawn With Patio Area Providing Ample Room For Table And Chairs
- Within Walking Distance To Dorridge Train Station And All Local Schools

ENTRANCE HALLWAY

WC

LIVING ROOM

15' 1" x 14' 5" (4.60m x 4.40m)

DINING ROOM

10' 4" x 9' 6" (3.15m x 2.90m)

CONSERVATORY

17' 11" x 11' 10" (5.45m x 3.60m)

BREAKFAST KITCHEN

19' 10" x 8' 6" (6.05m x 2.60m)

INTEGRAL GARAGE

17' 11" x 8' 10" (5.45m x 2.70m)



FIRST FLOOR

PRINCIPAL BEDROOM

12' 4" x 9' 10" (3.75m x 2.99m)

ENSUITE

6' 1" x 5' 11" (1.85m x 1.80m)

BEDROOM TWO

12' 0" x 11' 4" (3.65m x 3.45m)

BEDROOM THREE

10' 0" x 9' 2" (3.05m x 2.80m)

BEDROOM FOUR

9' 4" x 6' 5" (2.85m x 1.95m)

BATHROOM

7' 3" x 5' 9" (2.20m x 1.75m)

TOTAL SQUARE FOOTAGE

145.5 sq.m (1566 sq.ft) approx.

OUTSIDE THE PROPERTY

BLOCK PAVED DRIVEWAY FOR MULTIPLE VEHICLES

SOUTH FACING REAR GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE

Lamona Integrated double oven, Lamona Integrated hob, Lamona Extractor, Lamona Fridge, Lamona Freezer, Lamona Dishwasher, All carpets and blinds, Some light fittings, Black & Chrome Integrated gas fire (remote control and pebble effect - fitted Nov 2023) and Fitted wardrobes in two bedrooms.



ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – main house boarded – garage part 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.

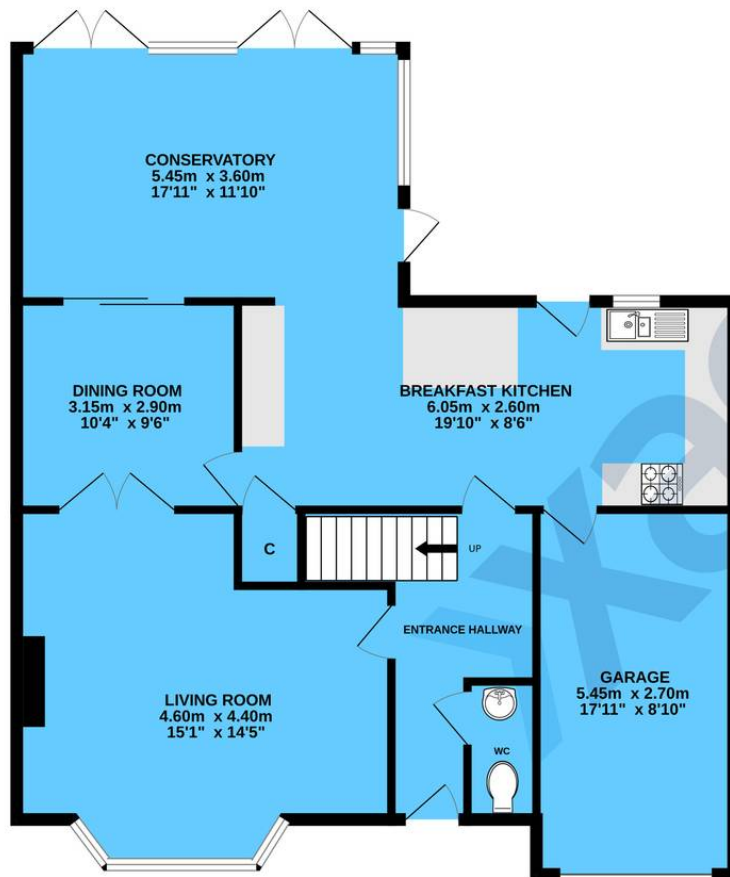
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

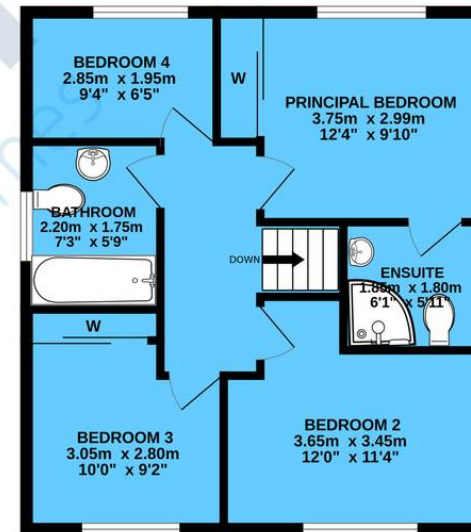
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 145.5 sq.m. (1566 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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