

Shelwick Grove, Dorridge

Guide Price £375,000

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PROPERTY OVERVIEW

This well presented three bedroom semi detached house is situated within the highly sought after Dorridge Village and is offered to the market with the added advantage of no upward chain, making it an ideal opportunity for families and professionals alike. Approached via a tarmac driveway and a neatly maintained front garden, the property also benefits from a detached single garage (providing useful storage or parking options). Upon entering, you are welcomed by an inviting entrance hallway which leads through to the spacious dual aspect lounge/diner, a bright and airy living space perfect for both relaxing and entertaining. The separate fully fitted kitchen with access to the garden which features a comprehensive range of wall and base units, integrated appliances and ample worktop space. Upstairs, the first floor offers three well proportioned bedrooms, each providing comfortable accommodation for family members or guests, and all serviced by a family bathroom. The property is ideally positioned within walking distance of Dorridge Station, as well as being just moments from the wide array of amenities available in Dorridge Village, including shops, cafes and local services. Furthermore, the house is set within the prestigious Arden Academy catchment area, making it particularly appealing for those seeking access to highly regarded local schooling.







With its generous living spaces, practical layout and prime village location, this property represents a fantastic opportunity to secure a family home in one of the area's most desirable settings. Early viewing is highly recommended to fully appreciate all that this delightful home has to 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 Club and Knowle & Dorridge Racquets 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: D

Tenure: Freehold



- Three Bedroom Semi Detached House Located Within Dorridge Village Offered To The Market With The Benefit Of No Upward Chain
- Set Behind A Front Garden & Tarmac Driveway Which Is Supported By A Detached Single Garage
- The property Is Accessed Via The Entrance Hallway & Is Comprised Of A Dual Aspect Lounge/Diner & A Separate Fully Fitted Kitchen With Access To The Rear Garden
- On The First Floor Are Three Well Proportioned Bedrooms Which Are Serviced By A Family Bathroom
- To The Rear Of The Property Is A South Facing Garden Which Is Mainly Laid With Lawn & Benefits From A Full Width Patio
- Located Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area

ENTRANCE HALLWAY

WC

LOUNGE/DINER
11' 10" x 20' 4" (3.61m x 6.20m)

KITCHEN
7' 0" x 8' 6" (2.13m x 2.59m)

FIRST FLOOR

BEDROOM ONE
8' 6" x 11' 3" (2.60m x 3.42m)

BEDROOM TWO
8' 8" x 8' 5" (2.64m x 2.56m)

BEDROOM THREE
6' 9" x 9' 1" (2.07m x 2.77m)

BATHROOM
5' 10" x 5' 3" (1.77m x 1.60m)



OUTSIDE THE PROPERTY

GARAGE
8' 0" x 15' 0" (2.44m x 4.58m)

TOTAL SQUARE FOOTAGE
75.0 sq.m (805 sq.ft) approx.

TARMAC DRIVEWAY

REAR GARDEN WITH WIDE PATIO

ITEMS INCLUDED IN THE SALE
Integrated oven. Integrated hob, Extractor, Microwave, Fridge, Freezer, Washer/dryer, Garden shed, All carpets, curtain, blinds and light fittings.

ADDITIONAL INFORMATION
Services – water on a meter, mains gas, electricity and sewers.

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
75 sq m / 805 sq ft



Ground Floor
Approx 32 sq m / 342 sq ft

First Floor
Approx 32 sq m / 342 sq ft

Garage
Approx 11 sq m / 120 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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