



Cheedon Close, Dorridge

Guide Price £450,000





PROPERTY OVERVIEW

Situated in the heart of Dorridge Village, this three-bedroom detached property presents an exceptional opportunity for buyers looking to personalise a home to their own tastes, with the added benefit of no upward chain.

The residence is set behind a generous driveway, which is complemented by a full-size single garage, providing ample parking and storage solutions. Upon entering, you are welcomed via a porch which leads to the main living areas. The property features a large lounge/diner, ideal for both family relaxation and entertaining guests, while a separate conservatory offers additional flexible living space, perfect for year-round enjoyment. The fully fitted kitchen is conveniently located at the rear, providing a practical and well-proportioned area for everyday meal preparation.

Upstairs, the home comprises three well-proportioned bedrooms, two of which are generous double rooms. All bedrooms are serviced by a family bathroom.

The property is in need of modernisation throughout, offering a blank canvas for those wishing to create a bespoke family home in a highly sought-after location.





Residents will appreciate the convenience of being within walking distance to Dorridge Station, making commuting straightforward, as well as easy access to all the amenities that Dorridge Village has to offer, including shops, cafes, and essential services. The property also falls within the prestigious Arden Academy catchment area, making it an excellent choice for families prioritising access to highly regarded local schooling. Combining a prime village location, versatile living spaces, and significant potential for improvement, this property represents a rare opportunity to secure a detached family home in one of the area's most desirable settings.

Early viewing is highly recommended to appreciate the scope and potential that this well-located property has to offer.

Please note that the images used in the sales listing have been virtually staged.





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: D

Tenure: Freehold



- Three Bedroom Detached Property Located Within Dorridge Village With The Added Benefit Of No Upward Chain
- The Property Is Set Behind A Well proportioned Driveway Which Is Supported By A Full Size Single Garage
- Accessed Via The Porch The Property Is Comprised Of A Large Lounge/Diner & A Separate Conservatory, Also Located At The Rear Is A Fully Fitted Kitchen
- Upstairs, The Property Has Three Well Proportioned Bedrooms, Two Of Which Are Double Rooms, All Bedrooms Are Serviced By The Family Bathroom
- To The Rear Of The Property Is A Private Well Proportioned Garden With A Large Patio
- In Need Of Modernisation Throughout
- Set Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Located Within The Prestigious Arden Academy Catchment Area

PORCH

WC

LOUNGE/DINER

12' 2" x 18' 8" (3.71m x 5.68m)

CONSERVATORY

9' 9" x 7' 5" (2.98m x 2.27m)

KITCHEN

9' 11" x 11' 9" (3.03m x 3.58m)

INNER HALL

FIRST FLOOR

BEDROOM ONE

13' 5" x 9' 7" (4.08m x 2.91m)

BEDROOM TWO

10' 9" x 11' 6" (3.28m x 3.51m)

**BEDROOM THREE**

9' 5" x 8' 8" (2.86m x 2.63m)

BATHROOM

6' 9" x 5' 1" (2.06m x 1.54m)

OUTSIDE THE PROPERTY**GARAGE**

8' 2" x 17' 5" (2.48m x 5.32m)

TOTAL SQUARE FOOTAGE

111.0 sq.m (1196 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**PRIVATE WELL PROPORTIONED GARDEN WITH PATIO****ITEMS INCLUDED IN THE SALE**

All carpets, curtains, 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
111 sq m / 1196 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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