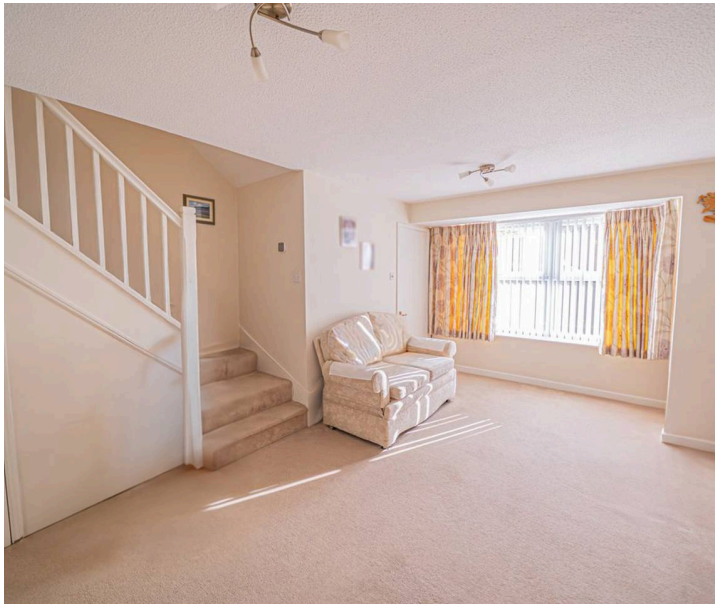


Winster Avenue, Dorridge

Guide Price £425,000

xact HOMES







PROPERTY OVERVIEW

This well presented three bedroom mid terrace house is located in the heart of Dorridge Village, offering a superb setting for modern family living. The property is set back from the road behind a generous block paved driveway, which provides ample parking and leads to a full size single garage (ideal for additional storage or secure parking). Upon entering the home, you are greeted by a welcoming entrance hallway that gives access to a spacious lounge at the front of the house, featuring a charming bay window and a feature fireplace, creating a warm and inviting atmosphere. To the rear, the property boasts a fully fitted breakfast kitchen with integrated appliances, perfect for both everyday meals and entertaining. The kitchen opens into a bright conservatory with French doors, seamlessly connecting the indoor and outdoor living spaces. Upstairs, you will find three double bedrooms, each benefiting from fitted wardrobes that offer excellent storage solutions. The bedrooms are serviced by a well appointed shower room, designed with modern fixtures and finishes for added comfort and convenience. The property offers a delightful and private outdoor space, ideal for relaxation and entertaining. The rear garden is well established and low maintenance, featuring a combination of mature planting and paved areas that provide year round interest without the need for extensive upkeep.







The conservatory's French doors open directly onto a patio area, perfect for al fresco dining or enjoying a morning coffee in the sun. The garden is securely enclosed, making it a safe environment for children and pets. At the front, the property benefits from a sizeable tarmac driveway, providing parking for multiple vehicles, as well as access to the single garage. The property is conveniently located within walking distance of Dorridge Station and the wide range of amenities that Dorridge Village has to offer, including shops, cafes, parks and excellent transport links. This is an exceptional opportunity to acquire a spacious and well maintained home in a highly sought after location, ideal for families or professionals seeking comfort, convenience and a vibrant village lifestyle.

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 Mid Terrace House Located Within Dorridge Village
- The Property Is Set Behind A Well Proportioned Block Paved Driveway Which Is Supported By A Full Size Single Garage With Electric Insulated Door & Low Maintenance Front Garden
- Accessed Via The Entrance Hallway The Property Is Comprised Of A Lounge To The Front With A Bay Window & Feature Fireplace
- To The Rear Is a Full Fitted Breakfast Kitchen With Integrated Appliances & A Conservatory With French Doors Onto The Garden
- To The First Floor Are Three Double Bedrooms, Two Affording Fitted Wardrobes. All Bedrooms Are Serviced By A Well Appointed Shower Room
- Located To The Rear Of The Property Is A Well Established Low Maintenance Garden
- Set Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Recently Installed New Soffits, Facials And Guttering, New British Gas Boiler & Heat Reflective Glass Double Glazed Front Windows

ENTRANCE HALLWAY

WC
Which is fully tiled

LOUNGE
9' 10" x 16' 6" (3.00m x 5.03m)

BREAKFAST KITCHEN
13' 5" x 7' 10" (4.10m x 2.38m)
With heated modern towel rail

CONSERVATORY
12' 10" x 7' 3" (3.90m x 2.21m)

INTEGRAL GARAGE
7' 9" x 18' 3" (2.36m x 5.56m)



FIRST FLOOR

BEDROOM ONE
10' 0" x 9' 5" (3.06m x 2.87m)

BEDROOM TWO
7' 9" x 18' 3" (2.35m x 5.57m)

BEDROOM THREE
6' 9" x 10' 11" (2.05m x 3.33m)

SHOWER ROOM
6' 2" x 5' 3" (1.89m x 1.61m)

TOTAL SQUARE FOOTAGE
100.0 sq.m (1072 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL ESTABLISHED & LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, garden shed, electric garage door, all carpets, curtains, blinds and light fittings, CCTV (doorbell), Hive central heating control, new British Gas boiler and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - 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.

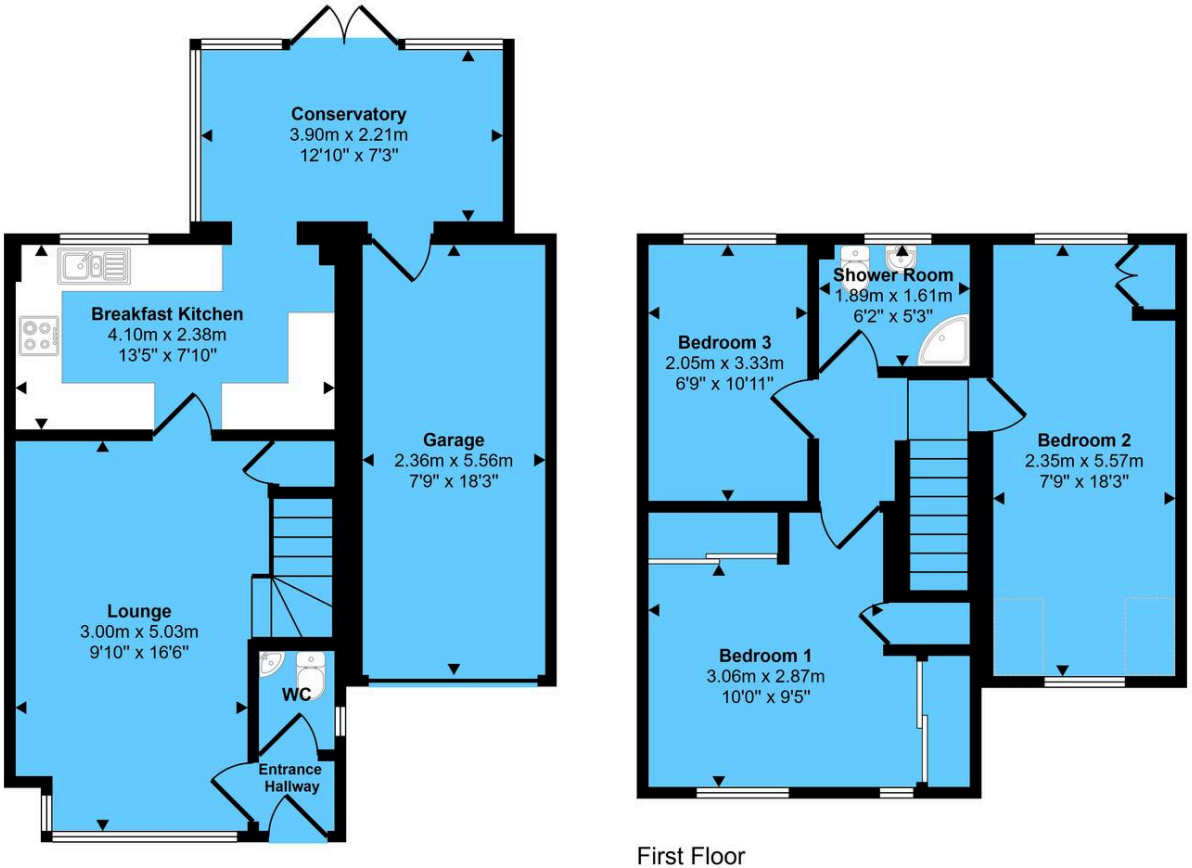








Approx Gross Internal Area
100 sq m / 1072 sq ft



Ground Floor
Approx 56 sq m / 600 sq ft

First Floor
Approx 44 sq m / 472 sq ft

Denotes head height below 1.5m

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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