



Bramshall Drive, Dorridge

Guide Price £750,000





PROPERTY OVERVIEW

Situated within a peaceful cul-de-sac in the sought-after area of Dorridge, this impressive four double bedroom, two bathroom detached residence presents an exceptional opportunity for discerning buyers. The property was originally constructed by Crest Nicholson and features a stunning double garage conversion, completed at the time of build, which significantly enhances the internal living space. Upon entering, you are welcomed by a spacious entrance hallway with a guest cloakroom, setting the tone for the quality found throughout. The ground floor boasts three versatile reception rooms, including a generous living room, a dedicated study (ideal for home working), and a superb family or sitting room that provides a perfect environment for relaxation or entertaining. The updated breakfast kitchen is thoughtfully designed with modern fittings and is complemented by a practical utility room for additional convenience. Upstairs, four excellent double bedrooms await, with the principal suite enjoying a luxury ensuite bathroom for added privacy and comfort. The remaining bedrooms are each well-proportioned and share access to a stylish, modern family bathroom.



The property further benefits from a westerly aspect, ensuring the main living areas are filled with natural light throughout the day. A private, landscaped rear garden with a decked area for table and chairs offers an attractive outlook and a tranquil backdrop to daily life. Ample parking is provided by the driveway, accommodating multiple vehicles with ease. This is a super opportunity to acquire a spacious and beautifully presented family home in one of Dorridge's most desirable locations, combining flexible living accommodation with high quality finishes and a prime cul-de-sac setting. Early viewing is strongly recommended to appreciate the full extent of what this property 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 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: G

Tenure: Freehold



- Located Within A Quiet Cul-De-Sac Of Dorridge
- Four Double Bedroom And Two Bathroom Detached Property
- Stunning Double Garage Conversion Undertaken When The Property Was Built By Crest Nicholson
- Four Reception Rooms Including Living Room, Study, Superb Family / Sitting Room & Dining Room
- Entrance Hallway With Guest Cloakroom
- Updated Breakfast Kitchen With Utility Room
- Four Excellent Bedroom With Principal Bedroom Enjoying Luxury Ensuite
- Remaining Double Bedrooms Supported Via Modern Family Bathroom
- Westerly Facing And Landscaped / Private Rear Garden
- Driveway Providing Ample Parking

ENTRANCE HALLWAY

WC

LIVING ROOM

16' 6" x 16' 1" (5.04m x 4.91m)

FAMILY/SITTING ROOM

13' 7" x 15' 2" (4.13m x 4.62m)

DINING ROOM

9' 3" x 11' 5" (2.81m x 3.48m)

STUDY

7' 10" x 8' 2" (2.38m x 2.50m)

BREAKFAST KITCHEN

8' 6" x 14' 4" (2.59m x 4.36m)

UTILITY ROOM

7' 9" x 4' 9" (2.37m x 1.45m)



FIRST FLOOR

PRINCIPAL BEDROOM

12' 9" x 11' 3" (3.89m x 3.44m)

ENSUITE

8' 4" x 3' 3" (2.53m x 0.98m)

BEDROOM TWO

14' 5" x 13' 5" (4.39m x 4.08m)

BEDROOM THREE

13' 3" x 12' 0" (4.04m x 3.66m)

BEDROOM FOUR

14' 8" x 8' 9" (4.46m x 2.67m)

BATHROOM

7' 11" x 4' 9" (2.42m x 1.44m)

TOTAL SQUARE FOOTAGE

175.0 sq.m (1880 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE LANDSCAPED GARDEN WITH DECKING

ITEMS INCLUDED IN THE SALE

Siemens Integrated oven, Siemens Integrated hob, Siemens Extractor, Siemens Fridge/freezer, Siemens Dishwasher, Garden shed, All carpets, Some curtains, blinds and light fittings and fitted wardrobes in three 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.

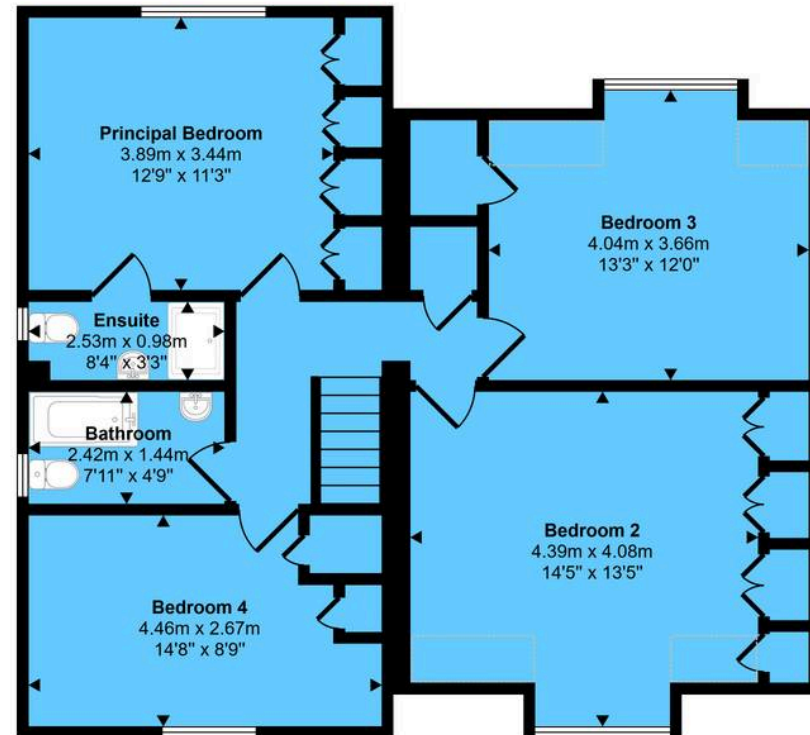


Approx Gross Internal Area
175 sq m / 1880 sq ft



Ground Floor
Approx 95 sq m / 1020 sq ft

Denotes head height below 1.5m



First Floor
Approx 80 sq m / 860 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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