

Manor Road, Dorridge

Guide Price £625,000

xact HOMES







PROPERTY OVERVIEW

This impressive four bedroom, two bathroom detached house is ideally situated in the heart of Dorridge Village, offering spacious and flexible family accommodation within walking distance of Dorridge Station and the excellent local amenities the village provides. Approached via a landscaped front garden and a block paved driveway (which is complemented by a full size garage), the property is accessed through a welcoming entrance hallway. The ground floor features a bright lounge to the front, complete with a feature fireplace, creating a warm and inviting atmosphere for relaxing or entertaining guests. To the rear, a second reception room offers versatile living space and benefits from direct access to the rear garden, providing an ideal setting for family gatherings or a formal dining area. The fully fitted kitchen, also located at the rear of the property, is equipped with a range of modern units and some integrated appliances, and enjoys pleasant views over the garden. Upstairs, four well proportioned bedrooms provide ample space for family members or guests, with the principal bedroom boasting its own en-suite shower room for added privacy and convenience. The remaining bedrooms are served by a further well appointed shower room, ensuring comfort for all occupants.







To the rear of the property is a well proportioned rear garden which has been well established over the years. Additional features include gas central heating and double glazing throughout, offering efficiency and comfort year round. The property is offered to the market with the significant advantage of no upward chain, facilitating a smooth and swift transaction for prospective buyers. Families will appreciate the property's location within the prestigious Arden Academy catchment area, renowned for its excellent educational provision. With its generous accommodation, practical layout and sought after village setting, this delightful home presents an outstanding opportunity for those seeking a detached property in one of Solihull's most desirable locations. Early viewing is highly recommended to fully appreciate the quality and potential of this superb family home.

- Four Bedroom, Two Bathroom Detached House Located Within Dorridge Village
- Set Behind A Landscaped Front Garden & Block Paved Driveway Which Is Supported By a Full Size Garage
- The Property Is Comprised Of A Lounge To The Front With A Feature Fireplace, To The Rear Is A Second Reception Room With Access Onto The Garden
- Also Located At The Rear Is A Fully Fitted Kitchen With Some Integrated Appliances & Views Over The Garden
- Located On The First Floor Are Four Well Proportioned Bedrooms Which Are Serviced By Two Well Appointed Shower Rooms, One Of Which Is En-Suite To The Principal Bedroom
- Located To The Rear Of The Property Is A Well Established Rear Garden Which Benefits From A Full Width Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



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

ENTRANCE HALLWAY

WC

LOUNGE
10' 5" x 15' 2" (3.18m x 4.62m)

RECEPTION ROOM
10' 4" x 8' 11" (3.16m x 2.71m)

KITCHEN
14' 3" x 8' 6" (4.34m x 2.58m)



FIRST FLOOR

PRINCIPAL BEDROOM
10' 10" x 14' 7" (3.30m x 4.44m)

ENSUITE
5' 7" x 8' 1" (1.71m x 2.47m)

BEDROOM TWO
10' 9" x 14' 6" (3.28m x 4.43m)

BEDROOM THREE
7' 10" x 9' 5" (2.38m x 2.86m)

BEDROOM FOUR
7' 5" x 9' 6" (2.25m x 2.89m)

SHOWER ROOM
9' 1" x 5' 10" (2.76m x 1.79m)

OUTSIDE THE PROPERTY

GARAGE
7' 7" x 16' 4" (2.32m x 4.99m)

TOTAL SQUARE FOOTAGE
116.0 sq.m (1246 sq.ft) approx.

BLOCK PAVED DRIVEWAY

WELL ESTABLISHED REAR GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE
Neff Integrated oven, Neff Integrated hob, John Lewis Extractor, Bosch Freezer (in garage), Zanussi Fridge/freezer, Bosch Dishwasher, Bosch washing machine, Bosch Tumble dryer, Supreme Apex Garden shed, Garolla Electric garage door, All carpets, curtains, blinds and light fittings, one fitted wardrobe and one freestanding wardrobe.



ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). 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.

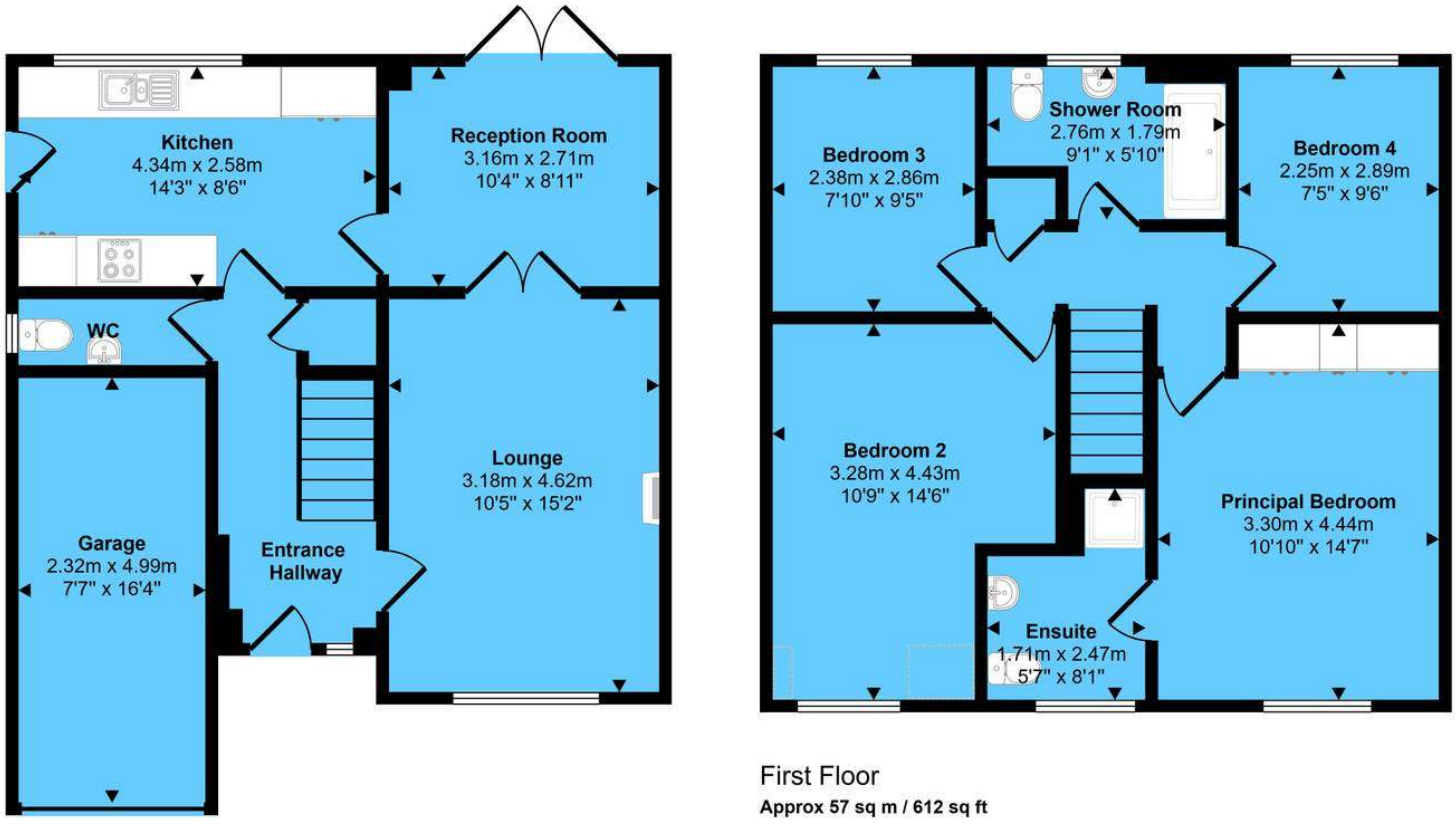








Approx Gross Internal Area
116 sq m / 1246 sq ft



First Floor
Approx 57 sq m / 612 sq ft

Ground Floor
Approx 59 sq m / 634 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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