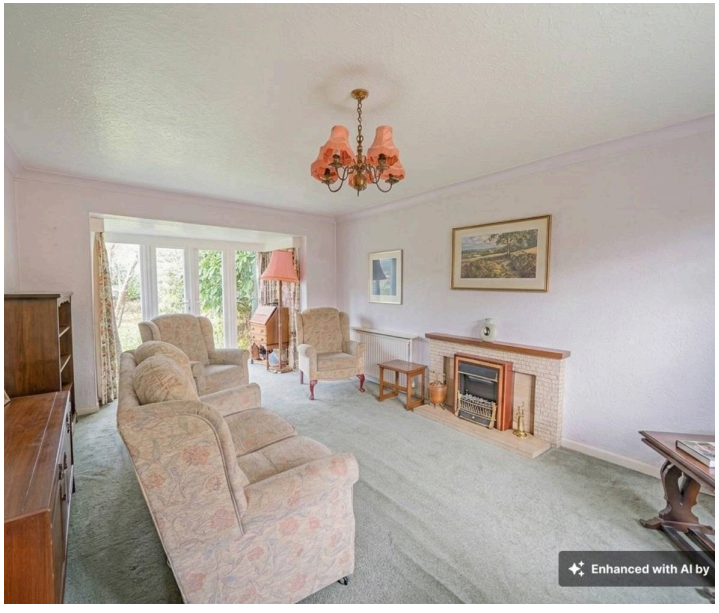


Rodborough Road, Dorridge

Guide Price £750,000

xact HOMES







PROPERTY OVERVIEW

Situated on the prestigious Rodborough Road, this three bedroom detached property presents an opportunity for buyers seeking a home with considerable potential for modernisation and extension, subject to the necessary planning permissions. Offered to the market with no upward chain, the property is within walking distance of Dorridge Station and the amenities available in Dorridge village, making it well placed for commuters and those looking to enjoy the convenience of village life. The accommodation is accessed through an entrance hallway, which provides a welcome and leads to the principal ground floor rooms. A large dual aspect lounge offers a generously proportioned setting for everyday living and entertaining, with the benefit of light from more than one direction. A separate dining room is positioned to the front of the property, providing a dedicated space for family meals and entertaining. The fully fitted kitchen is located to the rear and offers a practical arrangement for day to day use. The layout provides a foundation for buyers who may wish to update the interiors to suit their own tastes and requirements. Upstairs, the property offers three well proportioned bedrooms, providing flexibility for a range of household needs. The rooms could be arranged to accommodate family life, visiting guests or a home working space, depending on individual requirements. A family shower room serves the bedrooms and completes the first floor accommodation.







The property also benefits from a full size single garage, providing useful additional space for storage or other practical needs. With its detached position and established layout, this home offers scope for a purchaser to consider improvements over time. There is potential to modernise the existing accommodation and explore options for extending the property, subject to obtaining the necessary planning permissions. The combination of three bedrooms, separate reception rooms and a fitted kitchen provides a starting point for creating a home tailored to personal preferences. Rodborough Road is a sought after setting within reach of the facilities that make Dorridge an appealing place to live. The proximity of the station is convenient for those travelling by rail, while the village amenities are accessible on foot. This property is likely to appeal to buyers looking for a detached home in a prestigious location, with the opportunity to add their own style and make the most of its potential. The absence of an upward chain is an additional benefit for purchasers considering their next move. Early viewing is recommended.



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: E

Tenure: Freehold



- Three Bedroom, One Bathroom Detached Property With Lots Of Potential, Located On The Prestigious Rodborough Road
- Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By A Full Size Single Garage
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Large Dual Aspect Lounge With Garden Access, A Separate Dining Room To The Front & A Fully Fitted Kitchen To The Rear
- Upstairs The Property Boasts Three Well Proportioned Bedrooms Which Are Serviced By The Family Shower Room
- To The Rear Of The Property Is A Well Established Large Garden With The Benefit Of A Full Width Patio
- Offered To The Market With The Added Benefit Of No Upward Chain
- With Lots Of Potential For Extension & Modernisation, Subject To The Necessary Planning Permissions
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer

PORCH

ENTRANCE HALLWAY

LOUNGE
11' 7" x 22' 2" (3.54m x 6.75m)

DINING ROOM
9' 10" x 9' 2" (3.00m x 2.79m)

KITCHEN
9' 8" x 7' 8" (2.95m x 2.34m)

PANTRY
6' 6" x 2' 9" (1.99m x 0.83m)

UTILITY

WC

INTEGRAL GARAGE
8' 5" x 15' 3" (2.56m x 4.64m)



FIRST FLOOR

BEDROOM ONE
11' 5" x 17' 5" (3.49m x 5.30m)

BEDROOM TWO
10' 0" x 9' 1" (3.06m x 2.78m)

BEDROOM THREE
9' 11" x 7' 8" (3.02m x 2.33m)

SHOWER ROOM
6' 5" x 5' 8" (1.96m x 1.72m)

TOTAL SQUARE FOOTAGE
115.0 sq.m (1238 sq.ft) approx.

OUTSIDE THE PROPERTY

TARMAC DRIVEWAY

WELL ESTABLISHED GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE
Integrated oven, Integrated hob, Dishwasher, All carpets, curtains, Blinds and light fittings and fitted wardrobes in two bedrooms.

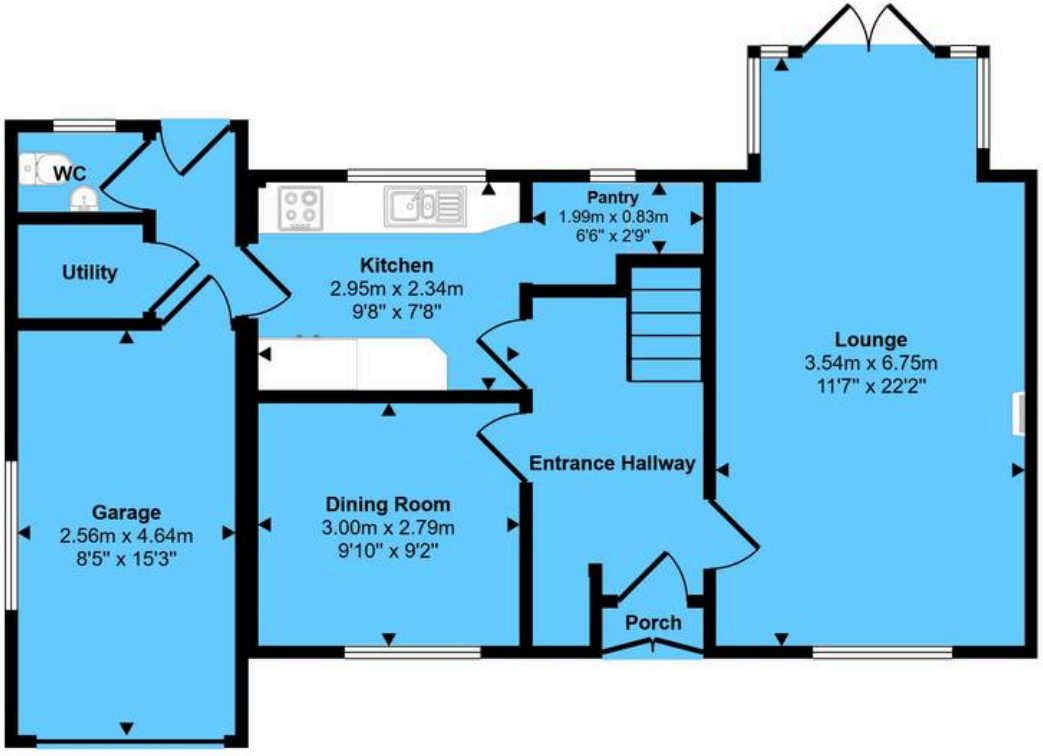
ADDITIONAL INFORMATION
Services – water on a meter, mains gas, electricity and sewers. Loft space – boarded.



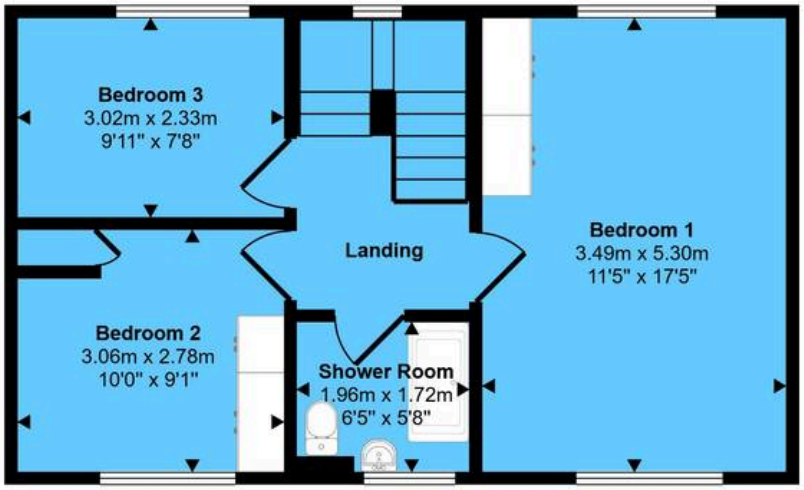
INFORMATION FOR POTENTIAL BUYERS

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
115 sq m / 1238 sq ft



Ground Floor
Approx 69 sq m / 738 sq ft



First Floor
Approx 46 sq m / 500 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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