

Horton & Senate



12 Walcot Green, Dorridge, Solihull, B93 8BU

£550,000

- Three Bedroom Detached
- Within the Arden Academy Catchment Area
- Downstairs WC
- Private Rear Garden
- Large Driveway For Off Road Parking
- Quiet Cul-De-Sac Location
- Single Garage
- Walking Distance To Dorridge Village & Station
- Spacious L-shaped Lounge with Dual Aspect Views
- Generously Proportioned Bedrooms

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Horton & Senate are pleased to present this spacious three bedroom detached home. Located just a short walk from Dorridge Village and the rail station, the property enjoys excellent connectivity alongside the serenity of a quiet residential setting.

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Council Tax Band: E



Property

Approach

Via large driveway with space for off road parking for several vehicles.
Access to the garage and side access to the rear of the property.

Ground floor

Hallway

Floors to ground floor rooms, stairs to the first floor.

WC

Low level WC and wash hand basin with tiling to splash prone areas.
Double glazed window to side elevation.

Lounge/ Diner

6.78m max x 5.84m max (L Shaped Room)
Dual aspect double glazed windows to front and rear elevation. Double glazed patio doors to rear garden. Coving and electric fire.

Kitchen

3.73m x 2.82m
Fitted kitchen with a range of wall and floor based units and surfaces over.
Space for electrical appliances (cooker, washing machine & dishwasher) and further space for dining furniture. Double glazed window to rear elevation.

First floor

Landing

Doors to first floor rooms, access to the loft. Storage cupboard.

Bedroom one

5.33m x 3.05m
double glazed window to the front and rear elevation built-in storage cupboards

Bedroom two

3.99m x 2.97m
Double glazed window to the front elevation the built-in cupboard

Bedroom three

2.74m x 2.44m
Double glaze window to the rear elevation

Bathroom

Fully tiled walls bath with an electric shower over a wash basin a WC a double glazed window to the rear elevation.

Garage

5.18m x 2.90m
Up and over door to front. Door and window to side. Lighting and electric sockets.

Location

Dorridge is a highly sought-after and picturesque village, ideally located on the edge of open countryside while offering excellent transport links and a wide range of local amenities. The village features a Sainsbury's supermarket, a variety of independent shops, cafés, and essential services, making it a convenient and welcoming place to live.

Dorridge has its own railway station with direct services to Birmingham and London, making it ideal for commuters. The area also offers a range

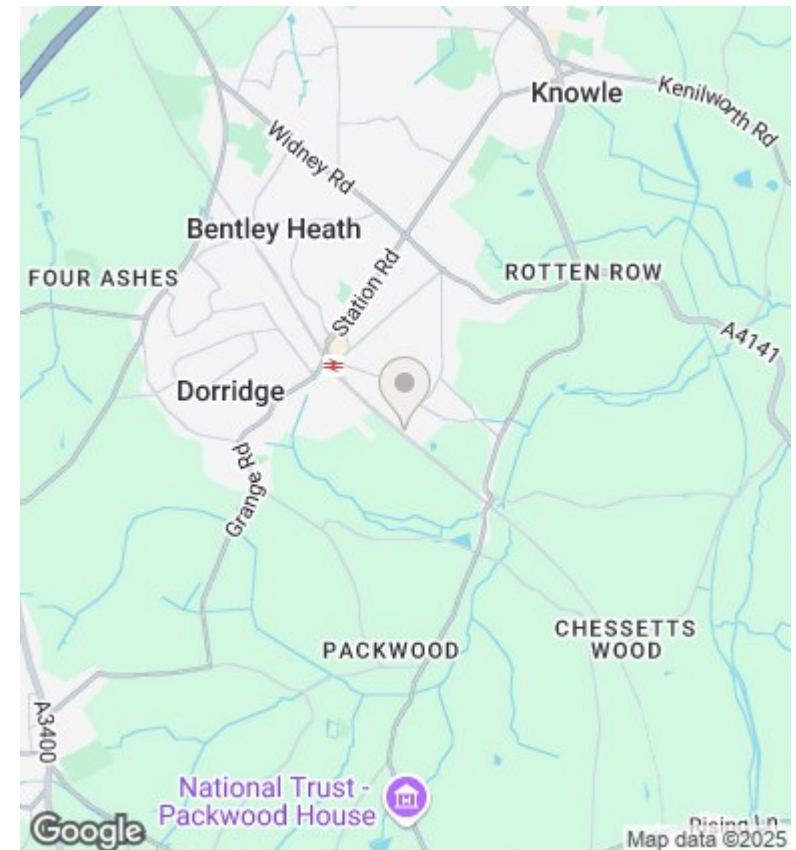
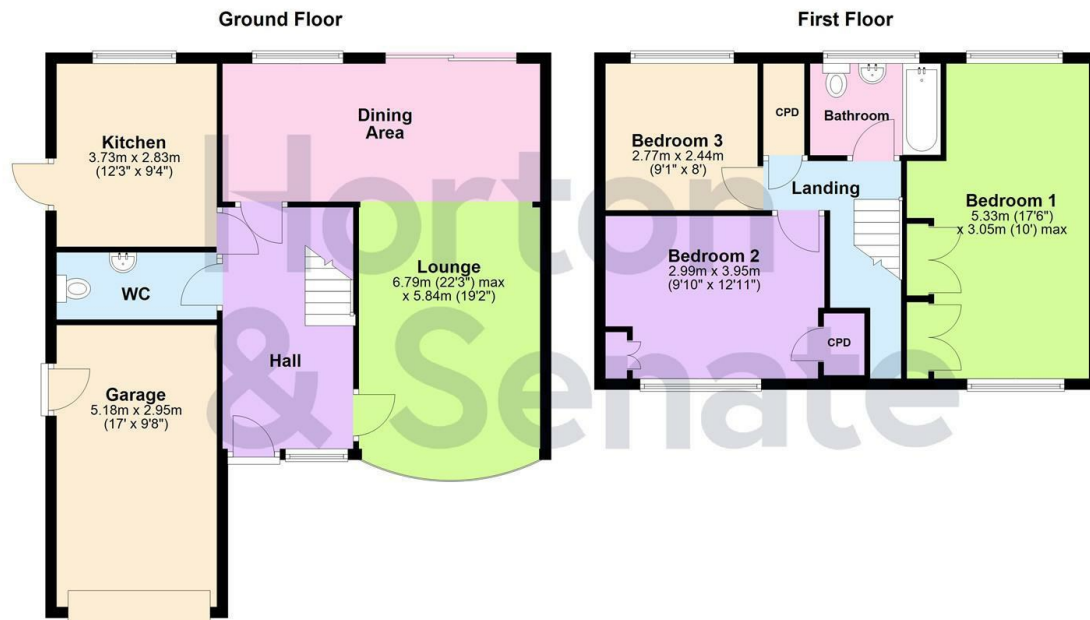
of sporting and leisure facilities, including Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club, Old Silhillians Rugby Club, and several well-equipped private gyms.

Families are well-served with a local junior and infant school in Dorridge, while the nearby village of Knowle offers further primary options and the highly regarded Arden Academy for secondary education. Solihull, just a short drive away, provides a wider selection of outstanding state and private schools, as well as the popular Touchwood Shopping Centre with a variety of retail, dining, and entertainment options.

Dorridge also benefits from excellent road links, with quick access to the M42 and M40 motorways, connecting easily to the M1, M5, and M6. Birmingham International Airport, Resorts World, and Birmingham International Train Station are all within easy reach, enhancing the village's appeal for both business and leisure travel.







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC