



54 Chadworth Avenue, B93 8SX
Sale Price Offer in Excess of £750,000



Love
Property Co.

54 Chadworth Avenue, Dorridge, Solihull, B93 8SX

Tenure - Freehold
EPC Rating – C
Council Tax Band - F

Love Property Co are pleased to offer this fantastic opportunity in a highly sought after area to buy a lovely modern and extended 1360.3 sq. feet (126.4 sq. metres) four-bedroom private end detached home with significant scope to extend further to the front, side and rear.

The property comprises an entrance hall, two reception rooms, separate study, wc, good size breakfast kitchen with integrated cooker/grill, gas hob and extractor, extended family room/gym and utility room, three double bedrooms (principle with en-suite), family bathroom and single bedroom currently being used as a dressing room. The property also benefits from quality UPVC double glazing throughout, modern Worcester Bosch gas central heating, spacious secluded rear garden with a large patio area, substantial space to the front of the property including gardens, long tarmac driveway and ample parking including a large detached double garage.

Other features include quality engineered oak flooring to hallway and modern bathrooms including quality white furniture and accessories.

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 easy 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.



PROPERTY MEASUREMENTS:

SITTING/DINNING ROOM

12' 3" x 9' 3" (3.73m x 2.82m)

LOUNGE

11' 4" x 16' 5" (3.45m x 5.01m)

FAMILY ROOM/GYM

13' 7" x 7' 11" (4.14m x 2.41m)

KITCHEN

11' 4" x 8' 11" (3.45m x 2.73m)

UTILITY

9' 5" x 7' 11" (2.86m x 2.41m)

GUEST WC

2' 9" x 5' 5" (0.84m x 1.65m)

STUDY

6' 4" x 10' 1" (1.92m x 3.08m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 8" x 9' 3" (4.48m x 2.82m)

ENSUITE

6' 7" x 6' 7" (2.02m x 2.00m)

BEDROOM TWO

11' 7" x 10' 1" (3.54m x 3.07m)

BEDROOM THREE

9' 1" x 9' 8" (2.77m x 2.95m)

BEDROOM FOUR

9' 1" x 8' 0" (2.77m x 2.44m)

BATHROOM

9' 8" x 7' 5" (1.73m x 2.25m)

DOUBLE GARAGE

17' 2" x 16' 8" (5.23m x 5.09m)

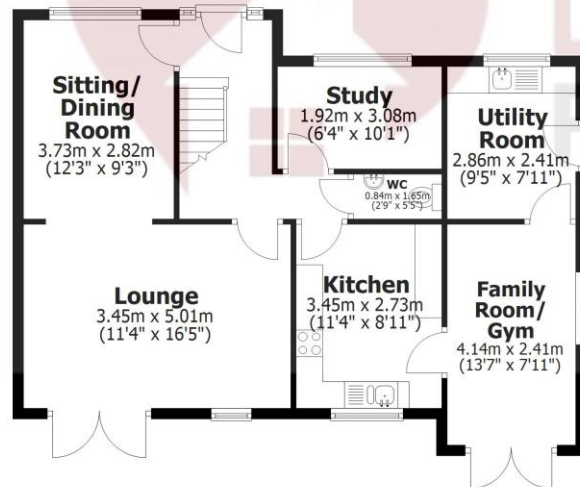
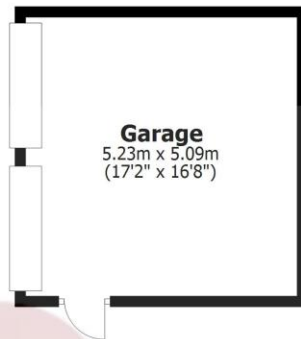
TOTAL SQUARE FOOTAGE - 1360.3 sq. ft approx. (126.4 sq.m)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Ground Floor
Approx. 72.1 sq. metres (775.7 sq. feet)



Total area: approx. 126.4 sq. metres (1360.3 sq. feet)

First Floor
Approx. 54.3 sq. metres (584.7 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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