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1 Stockton Close, Dorridge, Solihull, B93 0PF

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Guide Price £775,000

Nestled in the desirable area of Stockton Close, Knowle, Solihull, this splendid house offers a perfect blend of comfort and elegance. With four generously sized bedrooms, including two that boast their own en-suite bathrooms, plus main bathroom, this property is ideal for families seeking both space and privacy.

The home features three inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen/breakfast room is a delightful space for culinary enthusiasts, allowing for casual dining and family gatherings. Additionally, a utility room adds to the practicality of the home, ensuring that daily chores are managed with ease.

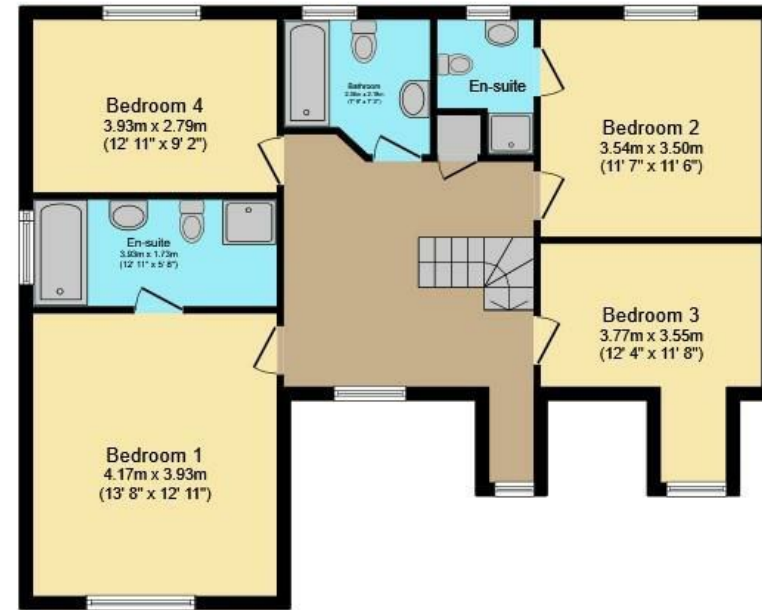
This property not only offers a comfortable living environment but also presents an opportunity to enjoy the tranquil surroundings of Knowle, a charming area known for its community spirit and local amenities.

In summary, this house on Stockton Close is a wonderful opportunity for those looking to settle in a spacious and well-equipped home in a sought-after location. With its combination of modern living and traditional charm, it is sure to appeal to a variety of buyers.

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**Ground Floor**

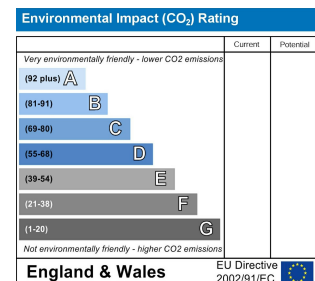
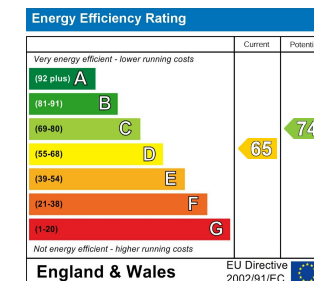


**First Floor**

Total floor area 195.0 sq.m. (2,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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ON THE GROUND FLOOR

HALLWAY

Having radiator, two ceiling light points, under stairs storage cupboard, staircase to first floor accommodation and doors off to Dining Room and Kitchen.

LIVING ROOM (front)

Having double doors from hallway having feature wood fire surround with black lead style grate having decorative slips and hearth. Also, double glazed bay window to front aspect and an double glazed arch window with decorative leaded lights, radiator, coving to ceiling and ceiling and wall light points.

DINING ROOM (rear)

Having double glazed window to rear aspect, radiator, ceiling light point and coving to ceiling.

DOWNSTAIRS CLOAKROOM

Having close coupled WC and a guest pedestal wash hand basin, wall mounted mirror with light over. Also, ceiling light point, extractor fan to ceiling, coving to ceiling, dado rail, radiator and part complimentary tiling.

KITCHEN/BREAKFAST ROOM (rear)

Having double glazed window to rear aspect, a range of oak style wall and base cabinets, roll edge work surfaces over, integrated fridge/freezer, electric fan oven and grill, four-ring gas hob with extractor over. Also, double radiator, wine rack and drawer units, ceramic tiling to floor, complimentary part tiling to walls.

SNUG (rear)

Having French door leading to garden, double radiator, ceiling light point and coving to ceiling.

UTILITY

Having sink unit with drainer and mixer tap, roll edge work surfaces with space below for appliances, larger and base cabinets, door to useful storage, ceramic tiling to the floor, radiator, ceiling light point, and wall mounted Worcester combination green star gas-fired central heating boiler. Door to rear garden via side aspect and door leading to garage.

ON THE FIRST FLOOR

FIRST FLOOR LANDING

Having two ceiling light points, two UPVc double glazed windows to front aspect and alcove/niche suitable for desk or reading corner, radiator and coving to ceiling. Also, Airing Cupboard and access to Loft.

MASTER BEDROOM (front)

Having UPVc double glazed window to front aspect, ceiling light point and coving to ceiling. Door leads to:

EN SUITE BATHROOM (side)

Having five piece suite comprising - panelled bath, bidet, pedestal wash hand basin, shower cubicle and WC. Also, double radiator, dado rail and part complimentary wall tiling and obscure double glazed window to side aspect.

BEDROOM 2 (rear)

Having double glazed window to rear aspect, radiator, ceiling light point and coving to ceiling.

EN SUITE SHOWER ROOM (rear)

Having three piece suite comprising shower cubicle, guest pedestal wash hand basin and WC. Also, double radiator, ceiling light point, extractor fan, shaver point, double glazed opaque window to rear.

BEDROOM 3 (rear)

Having double glazed window to rear aspect, radiator, ceiling light point and coving to ceiling.

BEDROOM 4 (front)

Having UPVc double glazed window to front aspect, radiator, ceiling light point and coving to ceiling.

FAMILY BATHROOM (rear)

Having four piece suite comprising panelled bath with telephone style shower head and taps, bidet, pedestal wash hand basin and WC. Also, radiator, ceiling light point, extractor fan, UPVc double glazed window to rear aspect, dado rail and complimentary tiling to walls.

OUTSIDE

DOUBLE GARAGE

Having remote up-and-over door, light and power and door to the rear side aspect. The consumer unit is wall mounted in the garage.

REAR GARDEN

Having paved patio area with side path to timber garden shed, further patio to rear garden with dwarf walling enclosing lawn with mature trees and shrubs. Also, outside tap, side gate access, plus walling and part fencing to all sides.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                                                       |         |                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------------|
|                                                                                                                                                                                                                                                                                                                       | Current | Potential                  |
| <div><div><div>Very energy efficient - lower running costs</div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div><div>Not energy efficient - higher running costs</div></div></div> <div><div>65</div><div>74</div></div> |         |                            |
| England & Wales                                                                                                                                                                                                                                                                                                       |         | EU Directive<br>2002/91/EC |

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