



Hanbury Road, Dorridge

Guide Price £575,000





PROPERTY OVERVIEW

Introducing this charming four bedroom semi-detached property located in the heart of Dorridge. Situated within a short walk of all local amenities, schools, and Dorridge Station, this home offers convenience and accessibility.

Set over three floors, this family home has been significantly extended by the existing owners, providing ample space for modern living. Abundant natural light floods the property throughout, creating a bright and inviting atmosphere.

Upon entering, you are welcomed by an entrance hallway with a convenient downstairs toilet and cloakroom. The living room boasts a feature bay window and a Contura wood burning stove, offering a cosy retreat. The well-equipped breakfast/kitchen provides ample work surfaces and beautiful views of the rear garden. Adjacent is an excellent dining room, perfect for entertaining family and friends.

Completing the ground floor is a practical utility room with ample units, connected to a generously sized garage with log store. On the first floor, you will find three bedrooms, two of which are doubles, all serviced by a family bathroom.





The second floor comprises a double bedroom and a home office, providing plenty of space for a growing family.

Outside, the delightful south easterly facing rear garden boasts a lawn area and ample patio seating areas, perfect for outdoor relaxation and entertaining. Adorned with lush shrubs, this space offers privacy and tranquillity.

Overall, this property offers a wonderful blend of convenience, space, and charm, making it an excellent choice for families seeking a comfortable and well-positioned home.

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. There are a number of sporting facilities located nearby including those for cricket, tennis, golf, rugby and a number of private gyms. There are three lively churches in Dorridge. There are three excellent primary schools, Bentley Heath C of E, Dorridge State Primary School and St George and St Teresa RC.





The first two feeds the secondary school, Arden Academy, whereas the third feeds St Peters School in Solihull. Also in or near Solihull Town Centre are several schools offering private education, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. A short distance away is Solihull Retail Park with an M & S, Halfords and currys. 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



- Four Bedroom Semi-Detached Property
- Walking Distance To Local Schools & Station
- Significantly Extended By Existing Owners
- Living Room & Dining Room
- Fitted Kitchen
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Utility Room & Garage
- South Easterly Facing Rear Garden



ENTRANCE HALLWAY
8' 8" x 10' 10" (2.65m x 3.30m)

WC/CLOAKROOM

LIVING ROOM
12' 0" x 12' 8" (3.65m x 3.85m)

DINING ROOM
14' 3" x 8' 10" (4.35m x 2.70m)

BREAKFAST/KITCHEN
11' 6" x 9' 10" (3.50m x 3.00m)

UTILITY ROOM
13' 3" x 11' 2" (4.05m x 3.40m)

FIRST FLOOR

PRINCIPAL BEDROOM
11' 4" x 11' 4" (3.45m x 3.45m)

BEDROOM TWO
10' 4" x 11' 2" (3.15m x 3.40m)

BEDROOM THREE
10' 0" x 9' 6" (3.05m x 2.90m)

BATHROOM
5' 11" x 5' 11" (1.80m x 1.80m)

WC

GARAGE (INCLUDING WOOD STORE)
15' 1" x 10' 10" (4.60m x 3.30m)





SECOND FLOOR

BEDROOM FOUR

13' 5" x 9' 10" (4.10m x 3.00m)

HOME OFFICE

6' 9" x 11' 2" (2.05m x 3.40m)

OUTSIDE THE PROPERTY

SOUTH EAST FACING GARDEN

TOTAL SQUARE FOOTAGE

149.5 sq.m (1609 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

All carpets, some curtains, all blinds, free standing wardrobe in bedroom four and some light fittings.

ADDITIONAL INFORMATION

Services: water meter, mains gas and electricity.

Broadband: PlusNet. Loft Space: boarded with lighting

MONEY LAUNDERING REGULATIONS

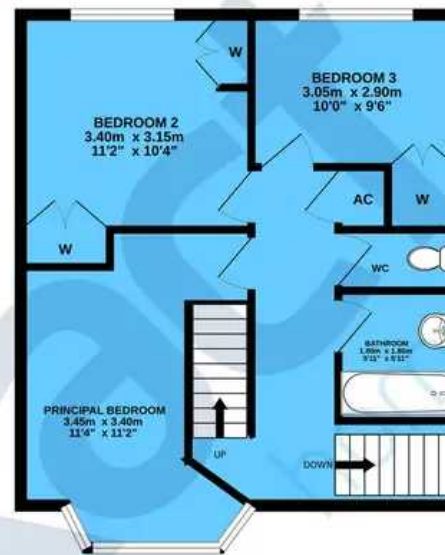
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



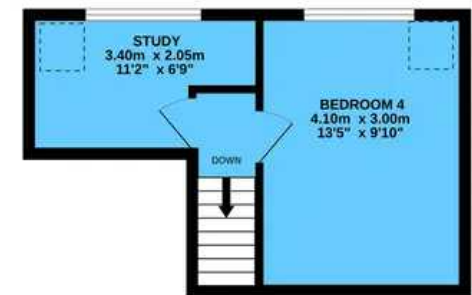
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 149.5 sq.m. (1609 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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