



Kingscote Road, Dorridge

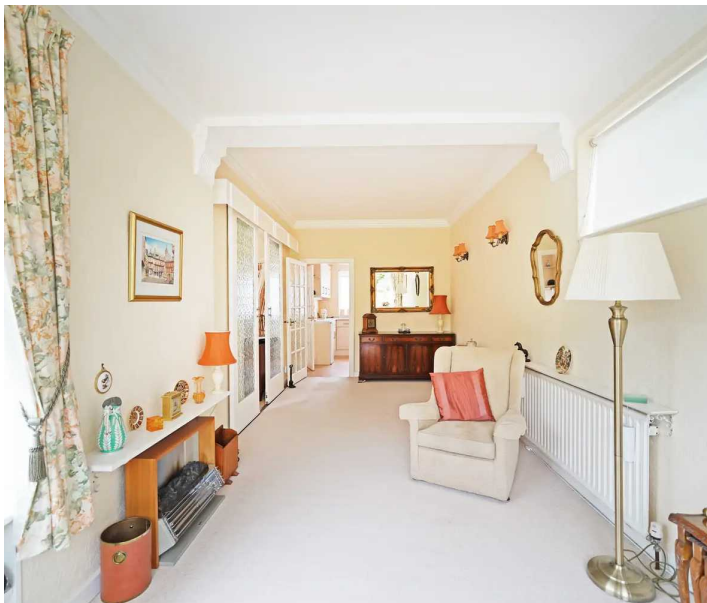
Guide Price £695,000





PROPERTY OVERVIEW

Located within easy walking distance to Dorridge Village, Park, and Station, this significantly extended three-bedroom detached property presents an exciting residential opportunity. Boasting a prime position in a sought-after neighbourhood, this property offers a delightful blend of convenience and excellent family accommodation. The property is offered with no upward chain, providing a hassle-free transition for the prospective new owners. Featuring two large reception rooms, including a living room and a dining room overlooking the rear garden, this home offers ample space for both relaxation and entertainment. Also located off the entrance hallway is a breakfast kitchen which leads into a large extended utility room equipped with a convenient W.C. and store, ensuring practicality and functionality on a day-to-day basis. The property further benefits from a single garage and a block paved driveway, providing ample parking for residents and guests alike. Ascending to the first floor, you will find three generously sized double bedrooms serviced by a family bathroom, catering to the needs of the entire household. The standout feature of this property is undoubtedly the large south-facing private landscaped rear garden, offering a serene retreat where one can unwind amidst nature's beauty.





If that's not enough, the property boasts outstanding potential for further extension, subject to obtaining the necessary planning permissions, allowing for customisation and personalisation to suit your individual preferences. Situated within the highly coveted Arden Academy catchment area, this home presents an excellent opportunity for families looking to secure a prestigious educational setting for their children. In conclusion, this property encapsulates a harmonious blend of comfort, convenience, and potential for growth, making it an ideal choice for discerning buyers seeking a well-appointed residence in a prime location. Don't miss the chance to make this exceptional property your own. Make an appointment today to experience all that this home has to offer!

- No Upward Chain
- Significantly Extended Three Bedroom Detached Located Within Easy Walking Distance To Dorridge Village, Park And Station
- Two Large Reception Rooms Including Living Room And Dining Room Overlooking Rear Garden
- Breakfast Kitchen Leading To Large Utility With W.C. And Store
- Set Behind A Block Paved Driveway Providing Ample Parking And Single Garage
- Three Double Bedrooms Serviced Via Family Bathroom
- Benefiting From A Large South Facing Private Landscaped Rear Garden
- Outstanding Potential For Further Extension Subject To Planning Permission
- Arden Academy Catchment Area





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 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. 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

**PORCH**

6' 7" x 3' 3" (2.01m x 0.99m)

ENTRANCE HALLWAY

12' 10" x 6' 7" (3.91m x 2.01m)

LIVING ROOM

15' 5" x 14' 7" (4.70m x 4.45m)

DINING ROOM

23' 5" x 8' 8" (7.14m x 2.64m)

BREAKFAST KITCHEN

10' 4" x 8' 10" (3.15m x 2.69m)

UTILITY ROOM

23' 0" x 6' 7" (7.01m x 2.01m)

WC**FIRST FLOOR****BEDROOM ONE**

13' 11" x 11' 6" (4.24m x 3.51m)

BEDROOM TWO

12' 6" x 8' 0" (3.81m x 2.44m)

BEDROOM THREE

11' 6" x 10' 2" (3.51m x 3.10m)

BATHROOM

8' 6" x 5' 11" (2.59m x 1.80m)

SEPARATE WC



OUTSIDE THE PROPERTY

GARAGE

15' 3" x 8' 2" (4.65m x 2.49m)

TOTAL SQUARE FOOTAGE

139.1 sq.m (1497 sq.ft) approx.

LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

All carpets, curtains, blinds and light fittings, garden shed and greenhouse.

Summerhouse for separate negotiation.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Loft space - part boarded with ladder and lighting.

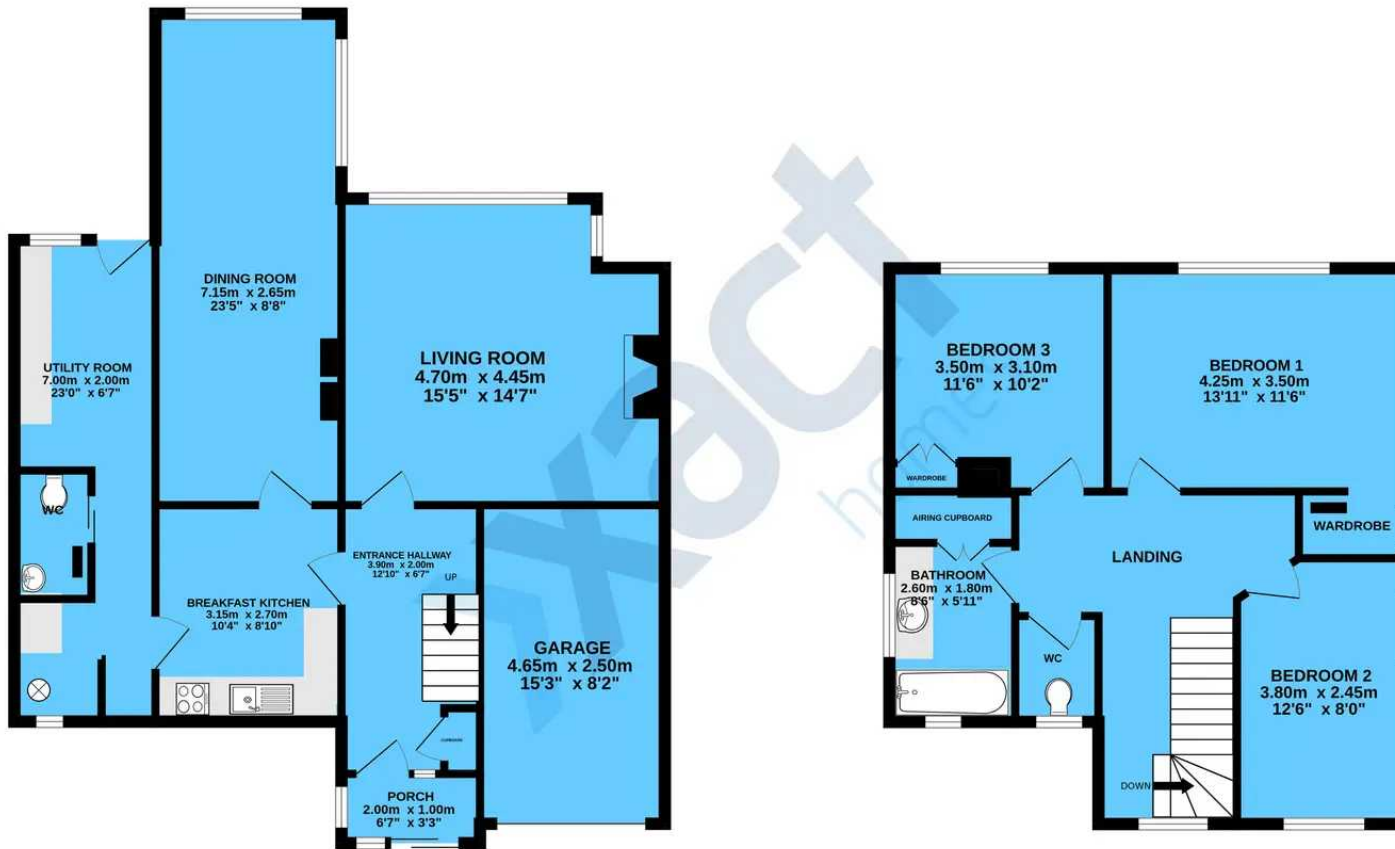
MONEY LAUNDERING REGULATIONS

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



TOTAL FLOOR AREA: 139.1 sq.m. (1497 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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