



Copstone Drive, Dorridge

Guide Price £650,000





PROPERTY OVERVIEW

Situated in the highly sought-after area of Dorridge, this significantly extended and modernised four-bedroom, two-bathroom detached house presents an exceptional opportunity for discerning buyers seeking a contemporary family home. Approaching the property, you are greeted by a front lawn and tarmac driveway, providing ample space for off-road parking. The entrance hallway leads you into the heart of the home, boasting a well-proportioned reception room to the front, a convenient guest WC, and a spacious open-plan kitchen/diner and living area - perfect for both family living and entertaining guests. Ascend the stairs to the first floor to discover four generously sized bedrooms and two modern bathrooms, with one being an en-suite to the principal bedroom, offering both style and convenience. Additionally, the rear of the property features a beautifully landscaped South Westerly facing garden, providing a tranquil outdoor space to enjoy al fresco dining or simply unwind after a long day.





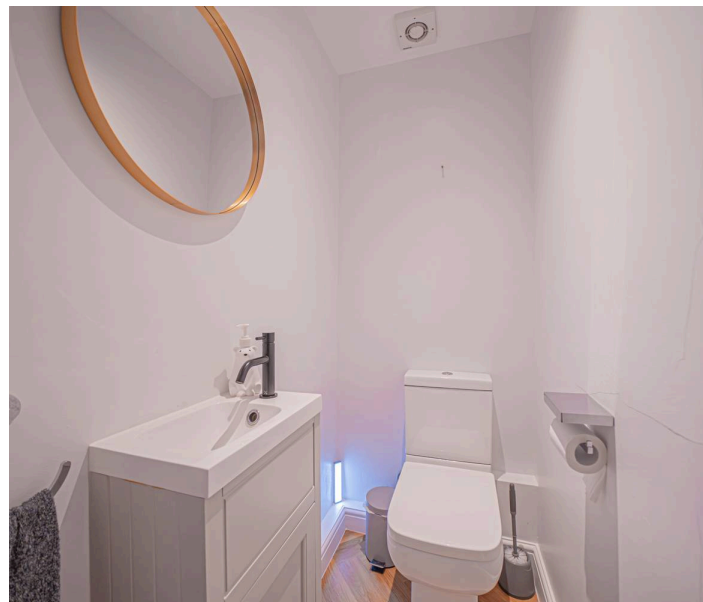
Conveniently located within walking distance to Dorridge Station and all local amenities, including shops, restaurants, and schools, this property offers a truly desirable lifestyle. Furthermore, residing in the prestigious Arden Academy catchment area ensures access to excellent educational facilities for young families. With its impressive blend of modern interiors, spacious living areas, and convenient location, this property epitomises contemporary family living at its finest. Don't miss the opportunity to make this house your home and experience the best of Dorridge living. Contact us today to arrange a viewing and secure your future in this exceptional property.

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





- Significantly Extended & Modernised Four Bedroom Two Bathroom Detached House
- Set Behind A Front Lawn & Tarmac Driveway
- The Downstairs Living Accommodation Is Accessed Via The Entrance Hallway Which Is Comprised Of A Well Proportioned Reception Room, Guest WC & Large Open Kitchen/ Diner & Living Area
- Upstairs The Property Boasts Four Large Bedroom And Two Modern Bathrooms One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Landscaped South Westerly Facing Garden
- Located In The Heart Of Dorridge, Walking Distance To Dorridge Station & All Local Amenities
- Set In The Prestigious Arden Academy Catchment Area

ENTRANCE HALLWAY

WC

4' 8" x 3' 5" (1.42m x 1.04m)

RECEPTION ROOM

15' 3" x 9' 5" (4.65m x 2.87m)

KITCHEN/DINER & LIVING AREA

21' 7" x 20' 4" (6.58m x 6.20m)

UTILITY

10' 6" x 6' 11" (3.20m x 2.11m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 0" x 11' 6" (3.66m x 3.51m)

ENSUITE

6' 7" x 3' 6" (2.01m x 1.07m)

BEDROOM TWO

13' 5" x 9' 9" (4.09m x 2.97m)

**BEDROOM THREE**

10' 10" x 10' 6" (3.30m x 3.20m)

BEDROOM FOUR

9' 8" x 8' 8" (2.95m x 2.64m)

BATHROOM

7' 9" x 5' 2" (2.36m x 1.57m)

TOTAL SQUARE FOOTAGE

127.5 sq.m (1372 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE STORE****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, dishwasher, underfloor heating (bathroom), garden shed, greenhouse, electric garage door, all curtains and light fittings, some carpets and blinds and car charging point.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

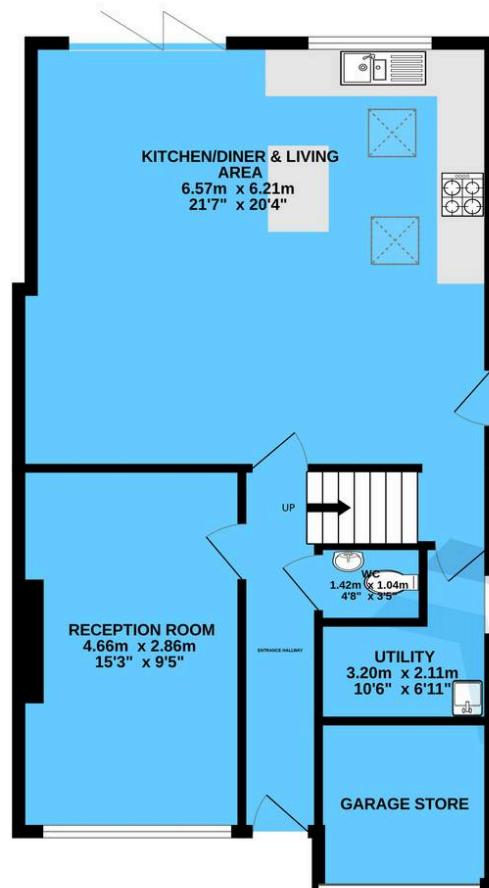
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

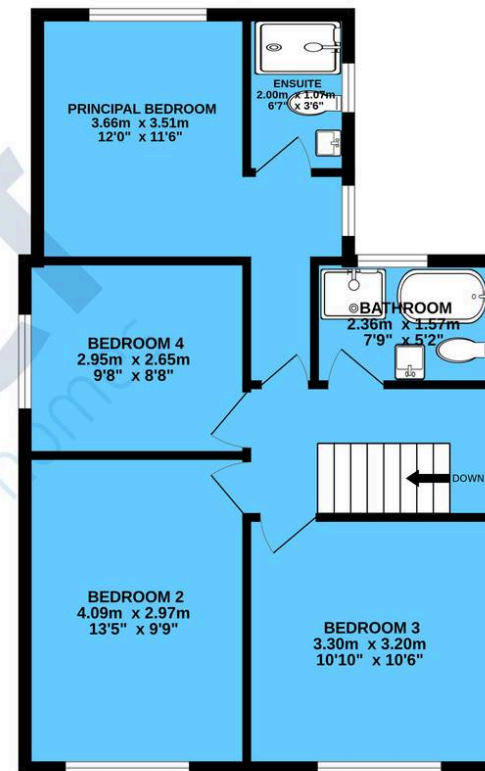
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 127.5 sq.m. (1372 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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