



Manor Road, Dorridge

Guide Price £1,395,000

xact
EXCLUSIVE





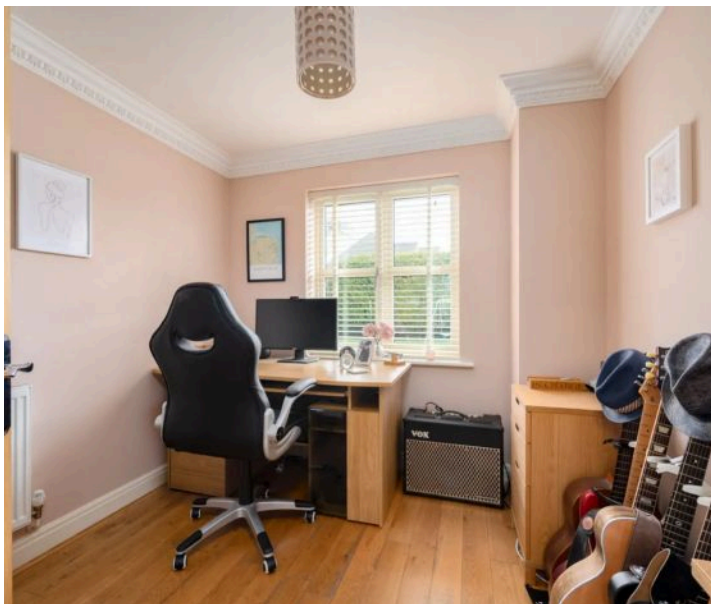
PROPERTY OVERVIEW

Located within easy walking distance to Dorridge village and station is this six bedroom executive detached property which offers outstanding family accommodation and must be viewed to be fully appreciated. The property offers private and secure parking via a gated entrance leading to a double garage which is located to the rear of the property and provides parking for several vehicles. To the front of the property is a picket style gated entrance with landscaped foregarden and paved pathway leading to a large entrance porch. Having been extended by the present owners with a stunning loft conversion, the property is beautifully presented throughout with four large reception rooms to the ground floor including living room, large family / play room room, study and dining room as well as a modern open plan breakfast kitchen with feature central breakfast bar / island with quartz work surface over and a range of integrated appliances. The kitchen also affords a large pantry and convenient access into the utility with courtesy door to the side elevation. All ground floor accommodation is accessed via a large entrance hallway with central staircase and a luxury guest cloakroom. To the first floor are four double bedrooms two of which have luxury ensuite facilities.





The principal bedroom affords extensive fitted wardrobes located within the dressing area which in turn leads into a stunning luxury ensuite. Bedroom two also affords fitted wardrobes and a luxury ensuite. Bedroom three affords fitted wardrobes and serviced via the luxury family bathroom together with bedroom four. To the second floor is an outstanding loft conversion which includes a further double / guest bedroom, a single bedroom currently utilised as a home office and a further shower room. Outside the property benefits from an easterly facing rear garden which is mainly laid with lawn, full width paved patio and private gated access leading to the detached double garage. A particular feature of this property is the secure gated access to the rear garage which is accessed via Hinchwick Court. To view this superb family home, please contact Xact Homes on 01564 777284.



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.



Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: G

Tenure: Freehold

- Large Six Bedroom Detached
- Walking Distance To Dorridge Village & Station
- Four Beautiful Reception Rooms
- Large Breakfast Kitchen With Central Island
- Private Gated Entrance Leading To Double Garage
- Six Bedrooms & Four Luxury Bathrooms
- Arden Academy Catchment
- Internal Inspection Essential





ENTRANCE PORCH

ENTRANCE HALLWAY

WC

UTILITY

8' 2" x 5' 9" (2.50m x 1.75m)

FAMILY/PLAY ROOM

16' 5" x 11' 0" (5.00m x 3.35m)

LIVING ROOM

20' 0" x 12' 10" (6.10m x 3.90m)

DINING ROOM

15' 3" x 12' 4" (4.65m x 3.75m)

STUDY

8' 2" x 8' 2" (2.50m x 2.50m)

BREAKFAST/KITCHEN

17' 1" x 15' 1" (5.20m x 4.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 7" x 13' 1" (5.05m x 4.00m)

DRESSING ROOM

9' 0" x 6' 11" (2.75m x 2.10m)

ENSUITE

9' 6" x 6' 11" (2.90m x 2.10m)

BEDROOM TWO

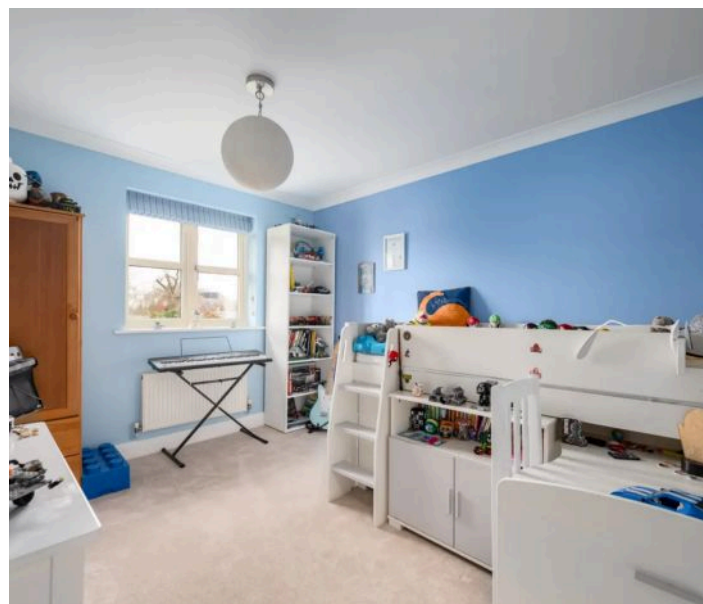
17' 9" x 12' 4" (5.40m x 3.75m)

ENSUITE

7' 10" x 8' 2" (2.40m x 2.50m)

BEDROOM THREE

14' 1" x 12' 6" (4.30m x 3.80m)



**BEDROOM FOUR**

9' 6" x 12' 2" (2.90m x 3.70m)

BATHROOM

7' 1" x 8' 2" (2.15m x 2.50m)

SECOND FLOOR**BEDROOM FIVE**

16' 9" x 13' 9" (5.10m x 4.20m)

BEDROOM SIX/HOME OFFICE

13' 9" x 10' 6" (4.20m x 3.20m)

SHOWER ROOM

5' 3" x 6' 7" (1.60m x 2.00m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE****NORTH FACING GARDEN****ITEMS INCLUDED IN THE SALE**

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, Siemens fridge, Siemens freezer, Siemens dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms and some light fittings.

ADDITIONAL NEGOTIABLE ITEMS

Extra light fittings

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky - Fibre optic. Service Charge: Approx. £1,000 pa



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.

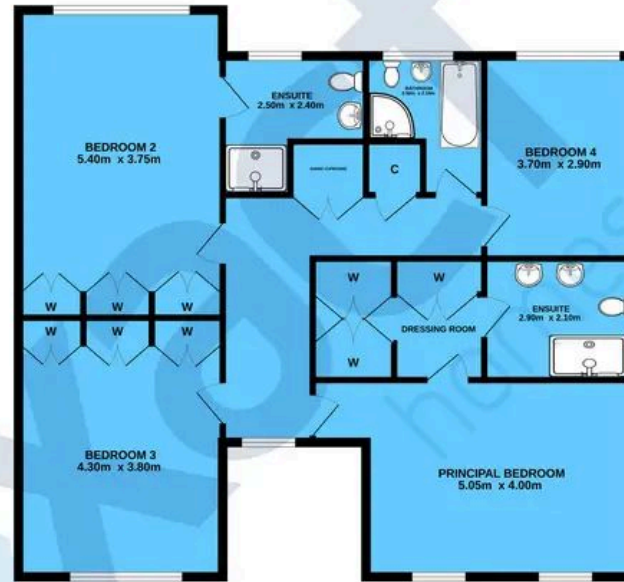
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



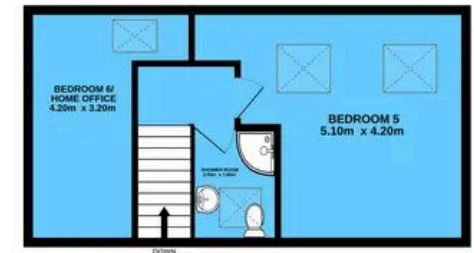
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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