



Glendon Way, Dorridge

Guide Price £700,000





PROPERTY OVERVIEW

Presenting this four-bedroom detached property nestled within a sought-after location, just a short stroll away from Dorridge Village and Station. This residence offers a prime opportunity for a discerning buyer and boasts the attractive feature of no upward chain. This is an opportunity not to be missed!

As you arrive at the property, you're welcomed by a private driveway leading to a garage which offers convenient storage space for belongings. Upon entry, the ground floor offers a sense of space and versatility with two reception rooms, including a living room with a bay window and a dining room with French doors opening onto the rear garden. Also situated on this floor is a generously proportioned breakfast kitchen and separate utility area, providing ample practicality for modern living. Off the utility area is a guest cloakroom.



Ascending to the first floor, the property offers a principal bedroom, complete with an ensuite shower room, and three further bedrooms, all serviced by a well-appointed family bathroom.

To the rear of the property lies a westerly facing garden, bathed in natural light and featuring a full-width patio area, offering a serene outdoor space for relaxation or entertaining.



The property's location is notably advantageous, falling within the catchment area of the esteemed Arden Academy, enhancing the position of this exceptional family home.

In summary, this four-bedroom detached property, with its desirable location, spacious living accommodation, and appealing features throughout, embodies a perfect blend of comfort and convenience for a modern lifestyle. With the added benefit of no upward chain, this residence presents a rare opportunity for those seeking a high-quality home in a sought-after area. An early viewing is highly recommended in order to fully appreciate the true potential of this impressive property.

- Four Bedroom Detached Property Within Walking Distance To Dorridge Village And Station
- Benefitting From No Upward Chain
- Set Behind A Driveway With Garage
- Two Reception Rooms To Ground Floor Including Living Room And Dining Room Plus Breakfast Kitchen And Utility
- Principal Bedroom With Ensuite
- Three Further Bedrooms Serviced Via Family Bathroom
- Westerly Facing Rear Garden With Full Width Patio Area
- 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: F

Tenure: Freehold



ENTRANCE HALLWAY

LIVING ROOM

14' 7" x 12' 2" (4.45m x 3.70m)

DINING ROOM

9' 4" x 8' 0" (2.85m x 2.45m)

BREAKFAST KITCHEN

9' 4" x 9' 0" (2.85m x 2.75m)

UTILITY

10' 2" x 7' 1" (3.10m x 2.15m)

WC

INTEGRAL GARAGE

18' 4" x 7' 10" (5.60m x 2.40m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 5" x 8' 10" (4.40m x 2.70m)

ENSUITE

8' 10" x 6' 1" (2.70m x 1.85m)

BEDROOM TWO

13' 5" x 8' 10" (4.10m x 2.70m)

BEDROOM THREE

11' 0" x 7' 3" (3.35m x 2.20m)

BEDROOM FOUR

8' 10" x 6' 7" (2.70m x 2.00m)

BATHROOM

7' 10" x 6' 1" (2.40m x 1.85m)

TOTAL SQUARE FOOTAGE

111.4 sq.m (1199 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

WESTERLY FACING GARDEN

FULL WIDTH PATIO

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

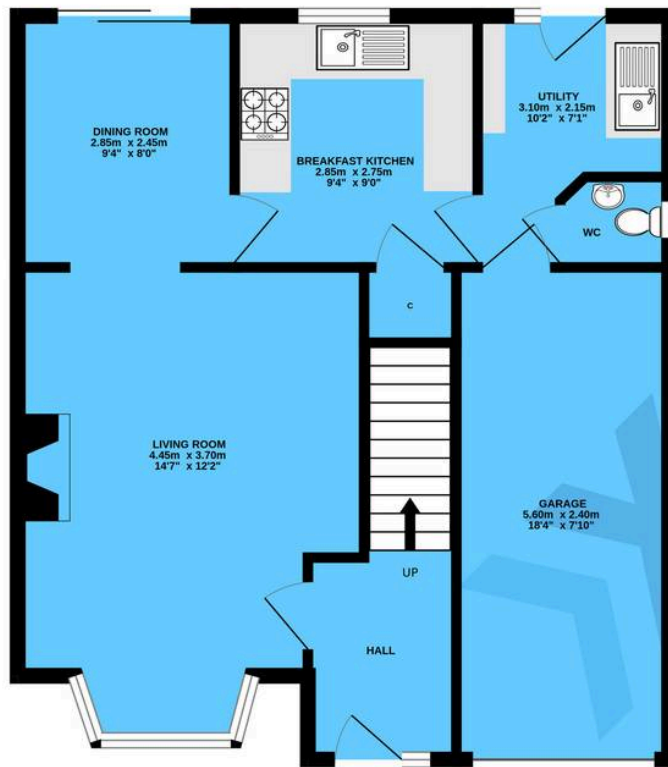
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

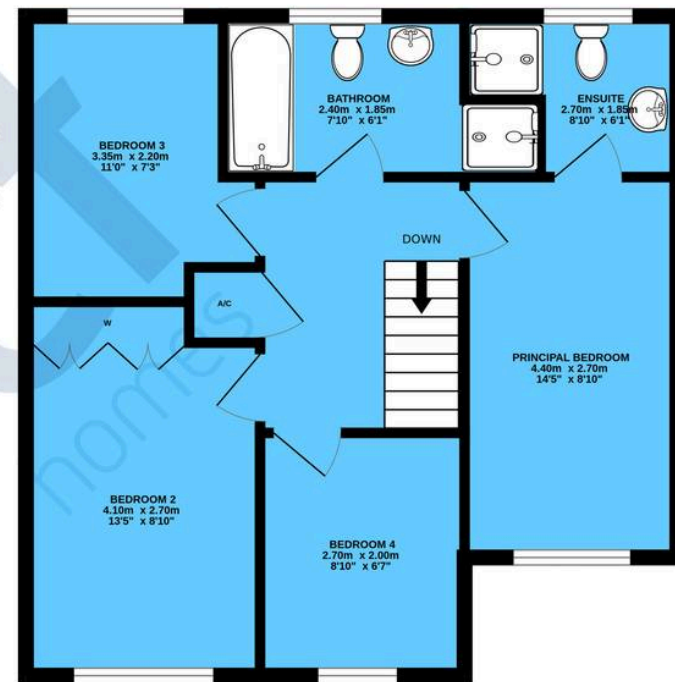
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 111.4 sq.m. (1199 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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