



Glendon Way, Dorridge

Guide Price £720,000





PROPERTY OVERVIEW

Offered to the market with the benefit of no upward chain, this four-bedroom two-bathroom detached house is ideally located within walking distance to Dorridge Village.

The property greets you with a tarmacadam driveway leading to a double garage.

As you step inside, the entrance hallway grants access to all downstairs accommodation, which includes three reception rooms. Off the hallway is a guest cloakroom, with a study to the front elevation, a large lounge with sliding doors to the garden, a separate dining room, a fitted breakfast kitchen, and a convenient utility room.

Upstairs, this well-maintained property offers four generously sized double bedrooms serviced by two shower rooms, one of which is en-suite to the principal bedroom. The second bedroom boasts a vaulted ceiling and, together with the two further bedrooms, is serviced via a family shower room.

Moving to the rear of the property, a landscaped south-facing garden awaits, complete with a full-width patio area, perfect for outdoor entertainment. Conveniently situated within walking distance to Dorridge Train Station and Dorridge Village, this home is also within the Arden Academy catchment area, appealing to families seeking quality education for their children.





Ensuring a seamless blend of comfort and convenience, this property is an ideal haven for those looking for a well-appointed home in a sought-after location, with every amenity within easy reach.

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: G

Tenure: Freehold





- No Upward Chain
- Four-Bedroom Two-Bathroom Detached House Located Walking Distance To Dorridge Village
- Set Behind A Tarmacadam Driveway Leading To A Double Garage
- All Downstairs Accommodation Is Accessed Via The Entrance Hallway And Includes Three Reception Rooms Plus Breakfast Kitchen, Utility & Guest Cloakroom
- Study To Front Elevation, Large Lounge With Sliding Doors To The Garden, A Separate Dining Room, Fitted Breakfast Kitchen And Utility Room
- Upstairs, The Property Boasts Four Well Proportioned Double Bedrooms Which Are Serviced By Two Shower Rooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Landscaped South Facing Garden Featuring A Full Width Patio
- Located Walking Distance To Dorridge Train Station & Dorridge Village
- Set Within Arden Academy Catchment Area



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

14' 10" x 8' 6" (4.52m x 2.60m)

UTILITY ROOM

8' 1" x 5' 3" (2.47m x 1.61m)

DINING ROOM

11' 9" x 9' 3" (3.59m x 2.82m)

LOUNGE

15' 5" x 13' 9" (4.70m x 4.20m)

STUDY

8' 5" x 7' 11" (2.56m x 2.42m)

INTEGRAL DOUBLE GARAGE

17' 0" x 16' 9" (5.19m x 5.11m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 9" x 11' 2" (4.50m x 3.40m)

ENSUITE

8' 2" x 3' 7" (2.50m x 1.10m)

BEDROOM TWO

16' 8" x 13' 5" (5.08m x 4.09m)

BEDROOM THREE

14' 11" x 8' 10" (4.55m x 2.70m)

BEDROOM FOUR

13' 3" x 12' 3" (4.04m x 3.74m)

SHOWER ROOM

8' 2" x 4' 11" (2.50m x 1.50m)

TOTAL SQUARE FOOTAGE

159.9 sq.m (1721 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED SOUTH FACING GARDEN

FULL WIDTH PATIO AREA

ITEMS INCLUDED IN THE SALE

Cannon free-standing cooker, extractor, Samsung fridge/freezer in kitchen, Tecnik dishwasher, LG washing machine, Hotpoint tumble dryer, all carpets, some curtains, all blinds, all light fittings and fitted wardrobes in two bedrooms. Furniture available by negotiation.

ADDITIONAL INFORMATION

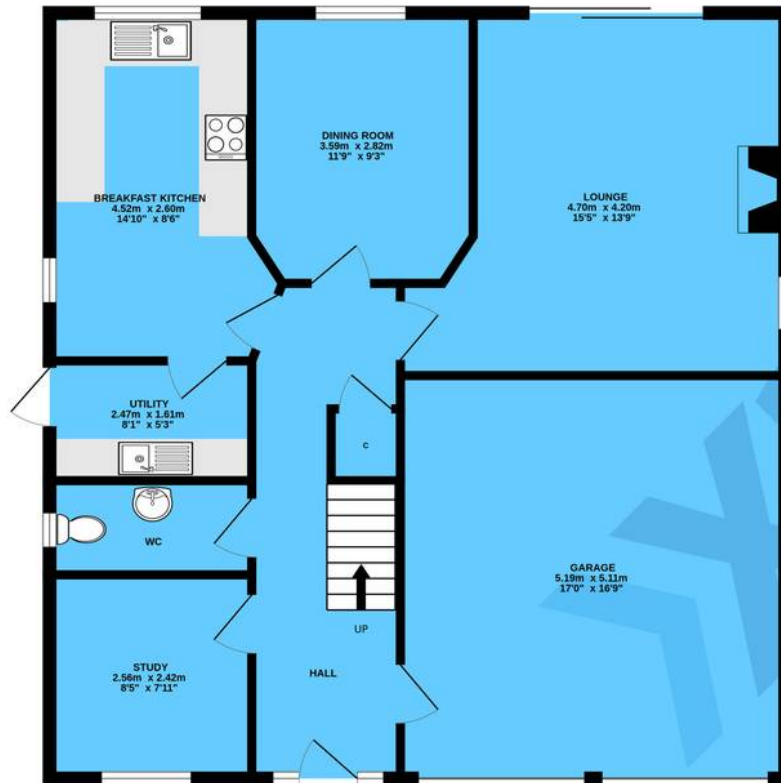
Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

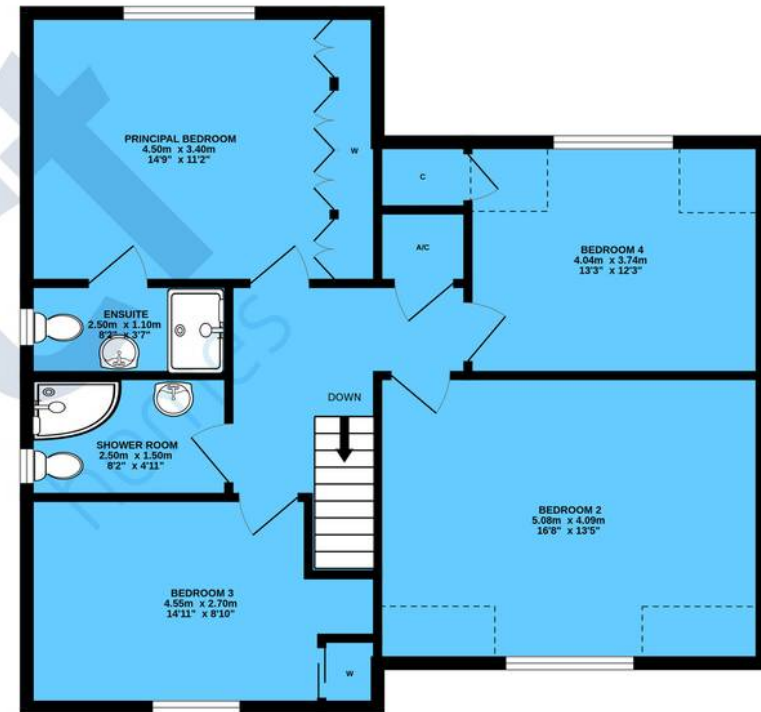
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 159.9 sq.m. (1721 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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