



Winster Avenue, Dorridge

Guide Price £465,000





## PROPERTY OVERVIEW

Nestled in the desirable locale of Dorridge, this elegantly presented three-bedroom semi-detached property offers an exceptional opportunity to reside in a much sought-after area. The home further benefits from a brand new boiler, providing efficiency and peace of mind for prospective buyers.

Upon entering the residence, one is greeted by a welcoming reception hallway, branching off which is a downstairs guest cloakroom that adds a touch of practicality.

The property is introduced by a well-proportioned living room to the front elevation, providing a comfortable space to unwind and entertain guests. Beyond, a thoughtfully designed breakfast kitchen awaits, with courtesy door to the rear garden.

Ascending to the first floor reveals three double bedrooms, each offering a haven of tranquillity and ample space to accommodate bespoke décor. Completing this level is a chic family bathroom, exuding a contemporary aesthetic and equipped with modern fixtures and fittings.

Externally, the property is accessed via a driveway ensuring ease of access and leading to a single garage, offering valuable storage facilities for the residents. The rear aspect affords a landscaped garden, boasting a full-width patio area.



Positioned within the catchment area of the esteemed Arden Academy, this property presents a prime opportunity for families seeking to reside within close proximity of reputable educational institutions, providing a foundation for the educational needs of aspiring students.

In conclusion, this property offers a harmonious blend of contemporary living spaces and an enviable location. With its array of attractive features and sought-after position within Dorridge, this residence stands as a testament to refined living and presents a unique opportunity to acquire a property in a vibrant and acclaimed neighbourhood.

#### 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: D

Tenure: Freehold





- Three Bedroom Semi Detached Property
- Brand New Boiler Installed
- All Accessed Via Reception Hallway With Downstairs Guest Cloakroom
- Located Within A Sought After Location Of Dorridge
- Set Behind A Driveway With Single Garage
- Living Room To Front Elevation
- Breakfast Kitchen
- Three Double Bedrooms And Family Bathroom
- Landscaped Rear Garden With Full Width Patio
- Arden Academy Catchment Area

#### **RECEPTION HALLWAY**

#### **WC**

#### **LIVING ROOM**

14' 5" x 13' 8" (4.39m x 4.17m)

#### **BREAKFAST KITCHEN**

13' 8" x 8' 0" (4.17m x 2.44m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 8" x 11' 8" (4.17m x 3.56m)

#### **BEDROOM TWO**

11' 1" x 7' 0" (3.38m x 2.13m)

#### **BEDROOM THREE**

19' 5" x 7' 11" (5.92m x 2.41m)

#### **BATHROOM**

6' 4" x 5' 6" (1.93m x 1.68m)

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

18' 10" x 8' 1" (5.74m x 2.46m)

#### **TOTAL SQUARE FOOTAGE**

88.8 sq.m (956 sq.ft) approx.

#### **DRIVEWAY PARKING**

#### **LANDSCAPED GARDEN WITH FULL WIDTH PATIO**



#### **ITEMS INCLUDED IN THE SALE**

Integrated hob, extractor, some carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

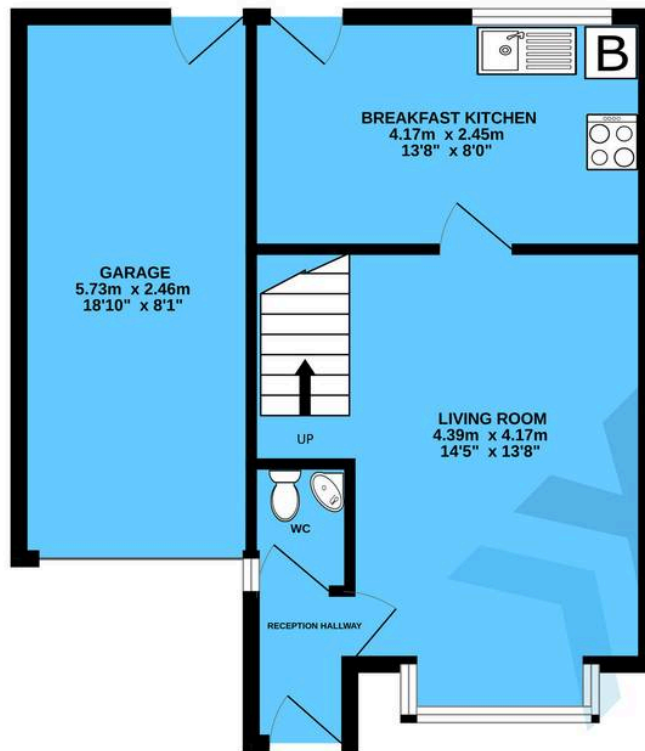
Services - water on a meter, mains gas, electricity and sewers. Loft space - part boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

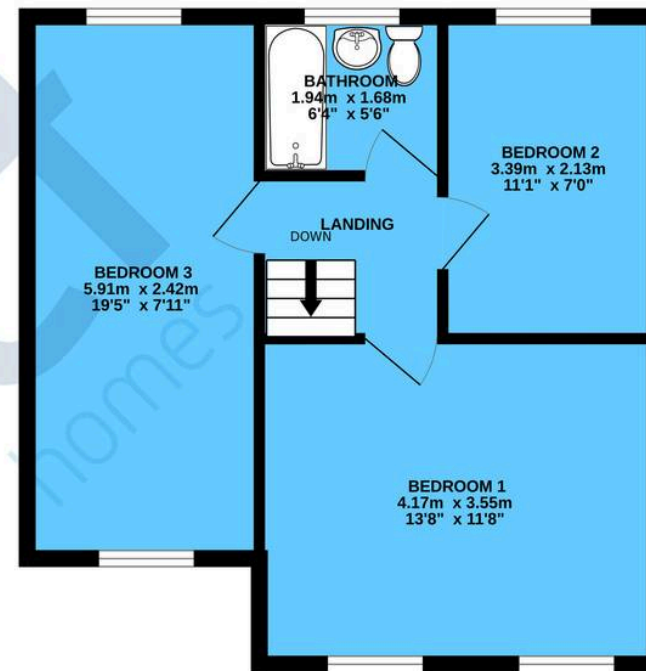
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 88.8 sq.m. (956 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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