



Oakhall Drive, Dorridge

Guide Price £550,000





PROPERTY OVERVIEW

Introducing a flawlessly presented four-bedroom semi-detached property, ideally situated within walking distance of the charming Dorridge Village and station. Tucked away behind a resin driveway offering generous parking space, this home also benefits from a dedicated electric vehicle charger, perfectly suited to modern, eco-conscious living. The accommodation is meticulously arranged over three floors.

Upon entering the residence, you are welcomed by an inviting hallway featuring a guest cloakroom, leading to an exceptional open-plan space inclusive of a kitchen/ dining area and living room, complemented by a utility room for added convenience. A spacious conservatory at the rear, accessible from the living room, provides serene views of the well-maintained garden.



The first floor is home to three bedrooms, serviced by a contemporary family bathroom. Ascend to the second floor to discover the principal bedroom, complete with an ensuite bathroom, offering privacy and comfort. The landscaped rear garden is a delightful sanctuary, featuring a patio area ideal for outdoor entertainment, expansive lawns perfect for leisure activities, and a handy storage shed for organisational needs.



This superb family home's layout offers exceptional versatility in terms of living arrangements, making it a haven for families seeking a harmonious blend of style, comfort, and functionality. Whether you seek a peaceful retreat from the daily hustle and bustle or a place to gather with loved ones, this property promises a lifestyle of utmost satisfaction and convenience. Overall, this meticulously designed property epitomises modern living at its finest, combining contemporary comforts with timeless elegance to offer a truly exceptional living experience.

- Beautifully Presented Four Bedroom Semi Detached Property
- Situated Within Walking Distance Of Dorridge Village And Station
- Located Behind A Resin Driveway Providing Ample Parking & An EV Charger With All Accommodation Set Over Three Floors
- Entrance Hallway With Guest Cloakroom Leading To Outstanding Open Plan Space Including Kitchen / Dining Area & Living Room Plus Utility
- Large Conservatory To Rear Accessed Off Living Room And Providing Views To Rear Garden
- Three Bedrooms To First Floor With Modern Family Bathroom
- Principal Bedroom To Second Floor With Ensuite
- Landscaped Rear Garden With Patio Area and Mainly Laid With Lawn And Useful Storage Shed
- Superb Family Home Offers Excellent Versatility In Respect Of Living Accommodation





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

HALLWAY

WC

LIVING ROOM

20' 9" x 15' 5" (6.32m x 4.70m)

CONSERVATORY

11' 5" x 11' 1" (3.48m x 3.38m)

KITCHEN/DINING AREA

13' 5" x 7' 0" (4.09m x 2.13m)

UTILITY ROOM

7' 0" x 6' 11" (2.13m x 2.11m)



FIRST FLOOR

BEDROOM TWO

11' 11" x 9' 1" (3.63m x 2.77m)

BEDROOM THREE

9' 6" x 7' 9" (2.90m x 2.36m)

BEDROOM FOUR

9' 0" x 8' 6" (2.74m x 2.59m)

BATHROOM

6' 1" x 5' 7" (1.85m x 1.70m)

SECOND FLOOR

PRINCIPAL BEDROOM

15' 7" x 11' 8" (4.75m x 3.56m)

ENSUITE

6' 0" x 5' 6" (1.83m x 1.68m)

TOTAL SQUARE FOOTAGE

116.3 sq.m (1252 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

WELL MAINTAINED LANDSCAPED GARDEN & PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washer/dryer, garden shed, all carpets, all blinds and an EV charger.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. 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.

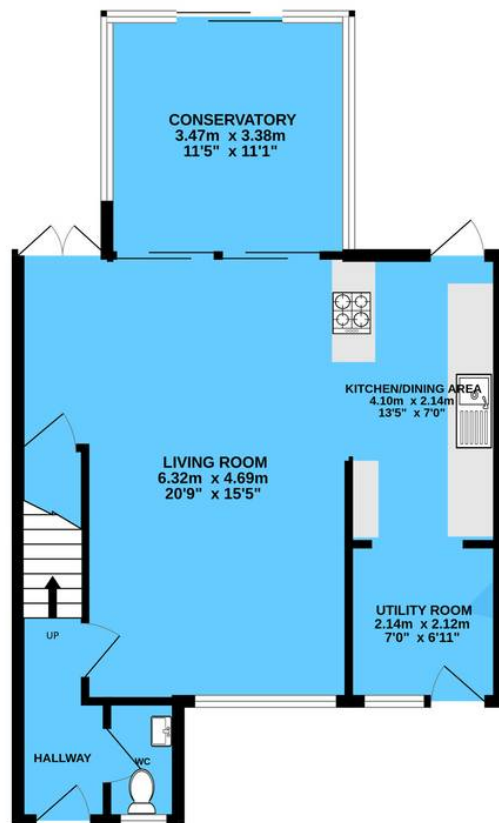
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

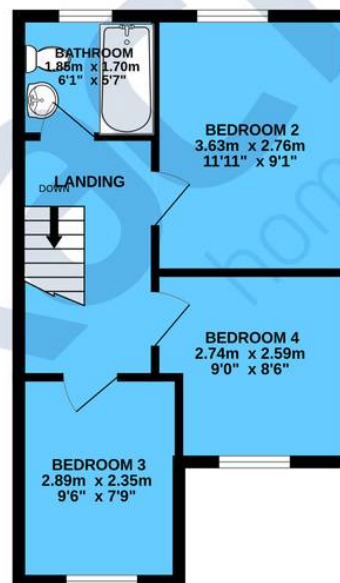
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



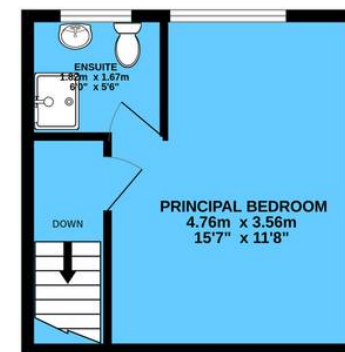
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 116.3 sq.m. (1252 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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