

Greytree Crescent, Dorridge

Offers Over £800,000

xact HOMES







PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire an executive five bedroom, three bathroom detached residence, ideally situated within walking distance of Dorridge Village and its excellent amenities, as well as Dorridge Station.

This impressive home is set behind a large tarmac driveway that provides ample parking for multiple vehicles, ensuring convenience for family and guests alike.

Upon entering, you are welcomed by a spacious entrance hallway that offers access to three versatile reception rooms, perfect for formal entertaining, family relaxation or a home office setup, depending on your requirements. Currently, the reception rooms are utilised as a lounge to the front, which benefits from a bay window & feature fireplace, and a dining room & versatile sun room to the rear of the property.

The well appointed kitchen / diner is thoughtfully designed to cater for both every-day living and social occasions, complemented by a practical utility room for laundry and additional storage needs.

A downstairs wet room and a separate WC add further flexibility and convenience to the ground floor layout.







Upstairs, the property boasts five generously proportioned bedrooms, three of which benefit from fitted wardrobes that maximise storage space and enhance organisation. The principal bedroom enjoys the luxury of a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom, ensuring comfort and privacy for all members of the household.

To the rear of of the property is a large south facing garden which has been recently landscaped and benefits from a large porcelain patio. The garden also enjoys serene views of the woodland beyond and benefits from not being overlooked.

The property is located within the prestigious Arden Academy catchment area, making it an ideal choice for families seeking access to highly regarded local schooling. With its spacious and adaptable accommodation, high quality finishes and prime village location, this outstanding home is perfectly suited to modern family living and is sure to attract discerning buyers seeking a blend of comfort, convenience and prestige.

Early viewing is highly recommended to fully appreciate all that this superb property has to offer.







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



- Executive Five Bedroom, Three Bathroom Detached House Located Walking Distance To Dorridge Village
- Set Behind A Large Tarmac Driveway Providing Ample Parking
- The Property Is Accessed Via The Entrance Hallway Which Leads To Three Reception Rooms, A Well Appointed Kitchen/Diner, Utility Room, Downstairs Wet Room & A Separate WC
- Upstairs, The Property Boasts Five Good Size Bedrooms, Three Of Which Afford Fitted Wardrobes, And Two Modern Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Good Size Landscaped South Facing Garden With The Benefit Of A Full Width Patio
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



ENTRANCE HALLWAY

WC

LOUNGE
18' 2" x 13' 1" (5.54m x 4.00m)

DINING ROOM
13' 7" x 8' 10" (4.15m x 2.70m)

SUN ROOM
13' 0" x 11' 2" (3.97m x 3.41m)

KITCHEN / DINER
19' 8" x 11' 0" (6.00m x 3.35m)

UTILITY ROOM
7' 4" x 6' 1" (2.23m x 1.85m)

WET ROOM
9' 0" x 8' 8" (2.75m x 2.64m)

FIRST FLOOR

PRINCIPAL BEDROOM
13' 11" x 13' 2" (4.25m x 4.01m)

ENSUITE
6' 6" x 4' 10" (1.99m x 1.47m)

BEDROOM TWO
17' 1" x 9' 5" (5.20m x 2.88m)

BEDROOM THREE
12' 10" x 12' 0" (3.92m x 3.66m)

BEDROOM FOUR
12' 6" x 9' 0" (3.81m x 2.75m)

BEDROOM FIVE
8' 9" x 6' 1" (2.67m x 1.85m)

BATHROOM
7' 5" x 6' 1" (2.27m x 1.86m)

TOTAL SQUARE FOOTAGE
192.0 sq.m (2063 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE
16' 0" x 12' 1" (4.87m x 3.69m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED SOUTH FACING GARDEN

FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, microwave, freezer, dishwasher, all carpets, all curtains, all blinds and all light fittings.

ADDITIONAL INFORMATION
Services - direct mains water (with water meter), sewers and electricity. Broadband - cable. 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.









Approx Gross Internal Area
192 sq m / 2063 sq ft



Ground Floor
Approx 107 sq m / 1150 sq ft

First Floor
Approx 85 sq m / 913 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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