

# Manton Croft, Dorridge

Guide Price £525,000

xact HOMES







PROPERTY OVERVIEW

This significantly extended three-bedroom terraced property is located in the desirable village of Dorridge and presents an outstanding opportunity for families seeking spacious and versatile accommodation. Set back from the road behind a well-maintained front lawn and a large tarmac driveway (which is supported by a garage or store room), the property is accessed via a welcoming entrance hallway. To the front, the large lounge benefits from a charming bay window, allowing natural light to flood the space and create a warm, inviting atmosphere ideal for relaxing or entertaining guests. To the rear, the home has been thoughtfully extended to create a stunning open-plan kitchen/living and dining area. This impressive space features modern skylights and sliding doors, ensuring the area is bright and airy while providing seamless access to the landscaped rear garden. On the first floor, there are three generously sized double bedrooms, each offering flexibility for family living or home working. The principal bedroom enjoys the added luxury of a well-appointed en-suite shower room, while a second family bathroom serves the remaining bedrooms. Both bathrooms are fitted to a high standard, offering comfort and convenience for busy households.








The property is ideally situated within walking distance to Dorridge Station, making it perfect for commuters, and is also close to the wide range of amenities that Dorridge village has to offer, including shops, cafes, and essential services. Families will appreciate the property's location within the prestigious Arden Academy catchment area, providing access to highly regarded local schooling. This home combines contemporary living spaces with practical features and a sought-after location, making it a superb choice for those seeking to enjoy all that Dorridge has to offer. Early viewing is highly recommended to appreciate the quality and flexibility of accommodation available.

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 Club and Knowle & Dorridge Racquets 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



- Significantly Extended Three Bedroom, Terraced Property Located Within The Village Of Dorridge
- Set Behind A Front Lawn & Large Tarmac Driveway Which Is Supported By A Garage / Store Room
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Large Lounge To The Front With A Bay Window
- To The Rear Is A Extended Large Kitchen / Living & Dining Area With Sky Lights & Sliding Doors Onto The Garden
- On The First Floor Are Three Double Bedrooms Which Are Serviced By Two Well Appointed Bathrooms, One Of Which Is An En-Suite Shower Room To The Principal Bedroom
- Located To The Rear Of The Property Is A Fully Landscaped Rear Garden Which Is South Facing & Benefits From A Full Width Patio
- Located Within 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**

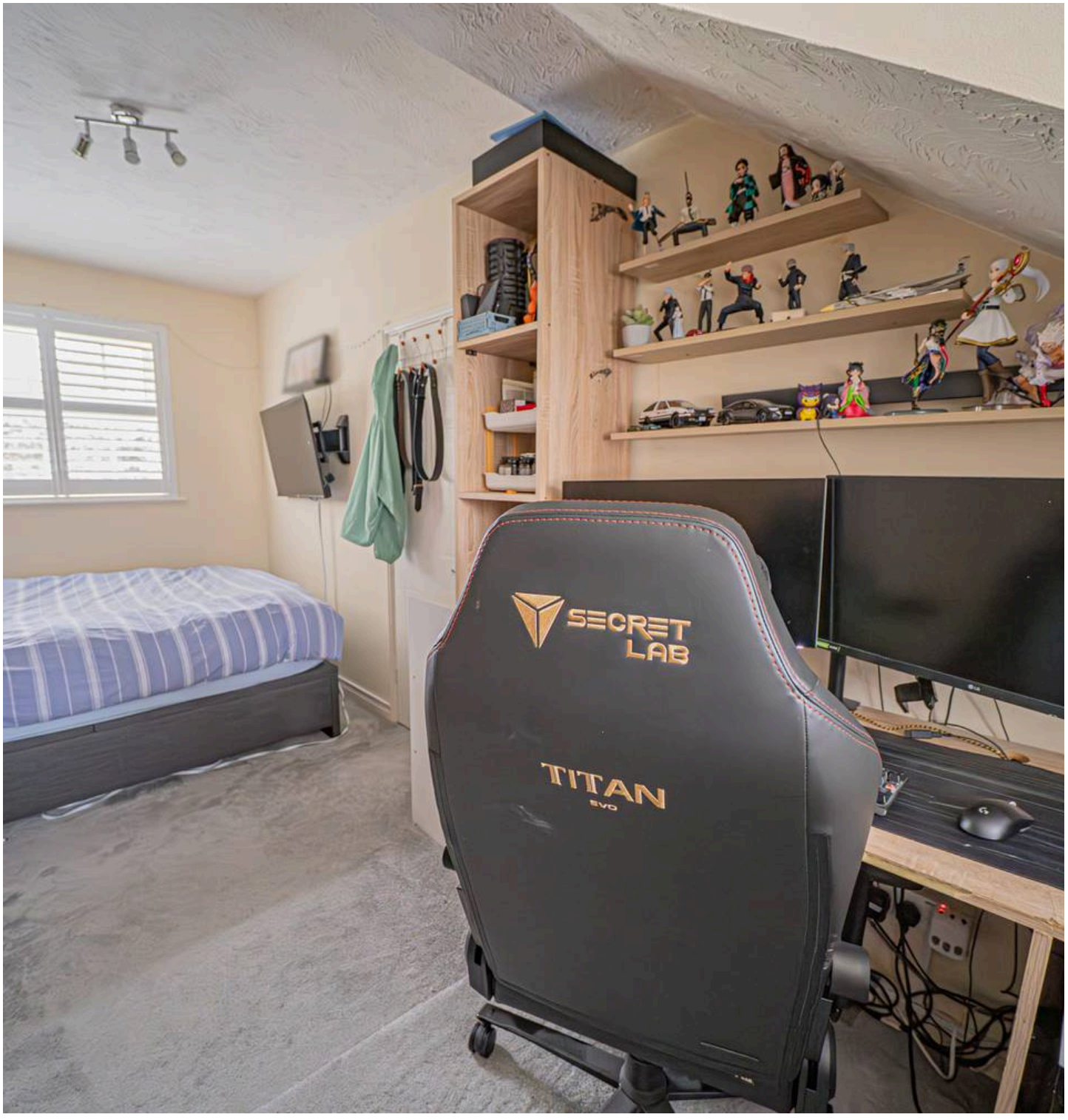
**LOUNGE**
9' 8" x 16' 3" (2.94m x 4.96m)

**LIVING AREA**
13' 5" x 19' 7" (4.09m x 5.97m)

**KITCHEN**
8' 6" x 11' 3" (2.58m x 3.42m)

**DINING AREA**
7' 10" x 12' 8" (2.39m x 3.85m)

**GARAGE/STORE**
8' 0" x 9' 2" (2.43m x 2.80m)




**FIRST FLOOR**

**PRINCIPAL BEDROOM**
9' 11" x 11' 7" (3.03m x 3.52m)

**ENSUITE**

**BEDROOM TWO**
8' 0" x 18' 6" (2.44m x 5.64m)

**BEDROOM THREE**
6' 10" x 11' 3" (2.08m x 3.44m)

**BATHROOM**
6' 4" x 5' 7" (1.94m x 1.70m)

**TOTAL SQUARE FOOTAGE**
118.0 sq.m (1267 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED REAR GARDEN**

**ITEMS INCLUDED IN THE SALE**
Leisure Range Master free standing cooker, Leisure Range Master extractor, Blomberg dishwasher, Samsung washing machine, Hoover tumble dryer, solar panels, underfloor heating (kitchen), garden shed, Garolla electric garage door, all carpets, blinds and light fittings, car charging point (fitted May 2026) and fitted wardrobes in three bedrooms.

**ADDITIONAL INFORMATION**
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - boarded.

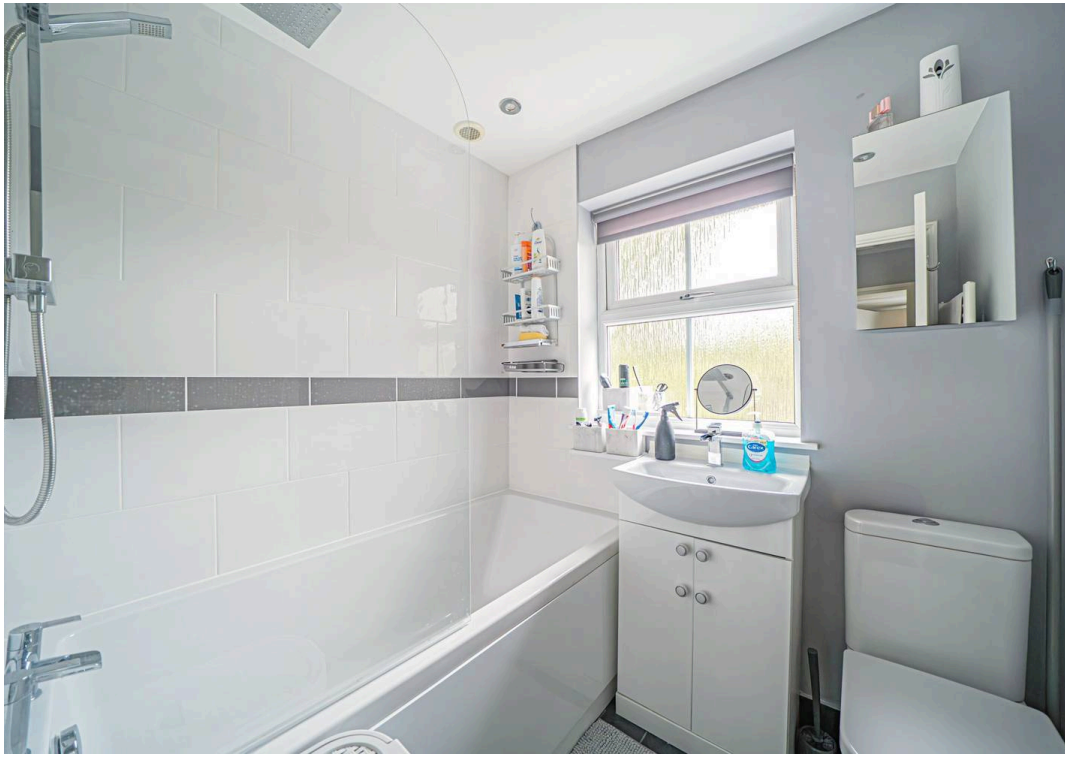


**INFORMATION FOR POTENTIAL BUYERS**

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.

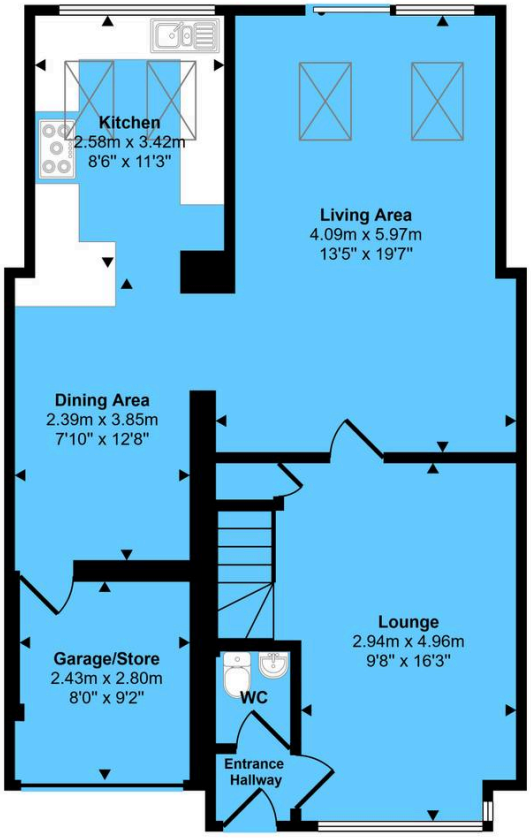








Approx Gross Internal Area
118 sq m / 1267 sq ft




Ground Floor
**Approx 73 sq m / 781 sq ft**




First Floor
**Approx 45 sq m / 486 sq ft**

Denotes head height below 1.5m

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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