



Withington Grove, Dorridge

Guide Price £695,000





PROPERTY OVERVIEW

This beautifully presented four double bedroom detached home occupies a desirable corner plot and offers an impressive frontage with a large driveway, providing ample parking for multiple vehicles. The property has been thoughtfully remodelled internally to create a modern and versatile living space, including an open plan breakfast kitchen with integrated appliances and a practical utility area (ideal for busy family life). The ground floor features three well-proportioned reception rooms, comprising a welcoming living room, a formal dining room, and a bright conservatory that enhances the flexible layout and provides excellent space for entertaining or relaxing. The extended garage offers further secure parking or valuable storage solutions, ensuring all practical needs are met. Upstairs, the spacious layout continues with four generously sized double bedrooms, including a principal bedroom that benefits from a luxury ensuite shower room, while the remaining bedrooms are served by a stylish family bathroom. The property enjoys a prime position within easy walking distance of Dorridge village via Conker Lane, offering convenient access to local amenities, highly regarded schools, and excellent transport links.



Finished to a high standard throughout, this home combines contemporary design with comfortable family living, making it an outstanding choice for those seeking space, style, and convenience in a sought-after location.

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: E

Tenure: Freehold





- Beautifully Presented Four Double Bedroom Detached
- Situated On A Corner Plot With Large Driveway And Frontage Providing Ample Parking
- Internally Remodelled To Include Open Plan Breakfast Kitchen And Utility
- Three Reception Rooms Including Living Room / Dining Room And Conservatory
- Extended Garage Providing Further Secure Parking / Storage
- Four Double Bedrooms, Principal Bedroom With Luxury Ensuite And Remaining Bedrooms Serviced Via Family Bathroom
- Situated On A Lovely Plot With Large Landscaped Rear Garden
- Easy Walking Distance To Dorridge Via Conker Lane

ENTRANCE HALL

WC

LIVING ROOM

10' 7" x 15' 11" (3.22m x 4.84m)

DINING ROOM

9' 6" x 10' 2" (2.89m x 3.09m)

CONSERVATORY

9' 5" x 11' 1" (2.86m x 3.39m)

BREAKFAST KITCHEN

15' 3" x 9' 11" (4.66m x 3.03m)

UTILITY AREA

7' 2" x 5' 11" (2.19m x 1.80m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 6" x 11' 1" (3.21m x 3.37m)

With Hammonds fitted bedroom furniture

ENSUITE

10' 6" x 3' 2" (3.21m x 0.97m)

**BEDROOM TWO**

16' 5" x 10' 1" (5.00m x 3.08m)

BEDROOM THREE

7' 11" x 14' 1" (2.41m x 4.30m)

BEDROOM FOUR

8' 7" x 9' 10" (2.62m x 3.00m)

BATHROOM

6' 0" x 7' 4" (1.82m x 2.24m)

OUTSIDE THE PROPERTY**GARAGE**

7' 5" x 14' 2" (2.27m x 4.32m)

TOTAL SQUARE FOOTAGE

133.0 sq.m (1436 sq.ft) approx.

LARGE DRIVEWAY FOR MULTIPLE VEHICLES**LARGE LANDSCAPED REAR GARDEN**

South Westerly facing

ITEMS INCLUDED IN THE SALE

Neff Integrated oven, Neff Integrated hob, Extractor, Neff combo microwave/oven, Caple Fridge/freezer, Neff Dishwasher, Garden shed, carpets on the landing and Fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – Cable. 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.

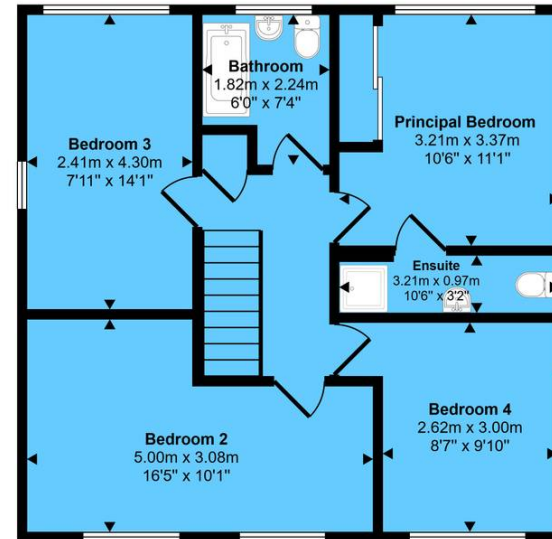
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
133 sq m / 1436 sq ft



Ground Floor
Approx 75 sq m / 802 sq ft



First Floor
Approx 59 sq m / 634 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.

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

