



Woodstock Crescent, Dorridge

Guide Price £725,000





PROPERTY OVERVIEW

This extended four bedroom, two bathroom detached house is ideally situated within the sought-after village of Dorridge, offering an exceptional standard of family accommodation within the prestigious Arden Academy catchment area.

The property is set back from the road, benefiting from a block paved driveway and single garage, ideal for storage or additional parking.

The spacious reception room to the front features a charming bay window, creating a light-filled and versatile living space that is perfect for relaxing or entertaining. To the rear, a stunning open-plan kitchen, dining, and family room serves as the heart of the home, boasting a large feature island, a lantern skylight that floods the area with natural light, and French doors, providing seamless access to the garden. The kitchen is complemented by a useful utility room, offering additional storage and laundry facilities.

Upstairs, four well-proportioned bedrooms provide ample space for family and guests, all serviced by two well-appointed bathrooms. The principal bedroom, located at the front of the property, benefits from fitted wardrobes and an en-suite shower room, offering a private retreat for the homeowners.





This beautifully presented family home is within walking distance of Dorridge Station, ensuring convenient rail links for commuters, and is just a short stroll from the village's comprehensive range of amenities, including shops, cafes, restaurants, and highly regarded schools.

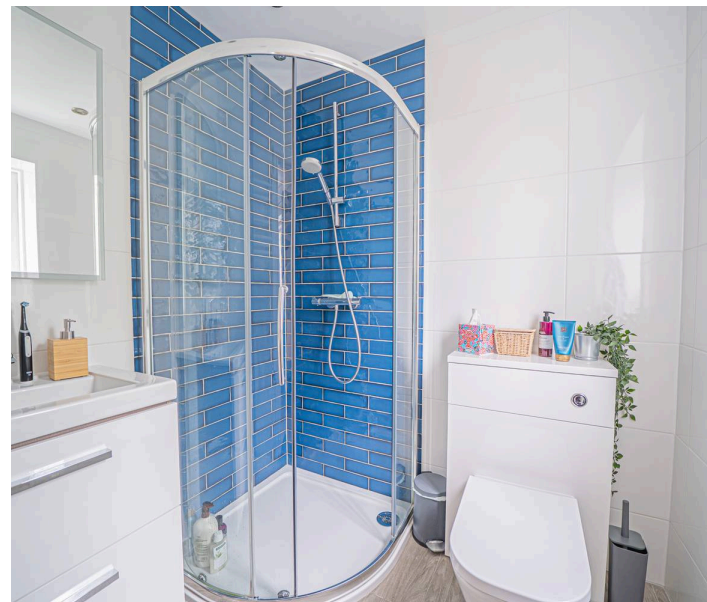
With its impressive layout, carefully considered extensions, and prime location, this property presents an outstanding opportunity for families seeking a spacious and contemporary home in one of Solihull's most desirable residential areas. Early viewing is highly recommended to appreciate the quality of accommodation on 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: F

Tenure: Freehold





- Extended Four Bedroom, Two Bathroom Detached House Located Within Dorridge Village
- Set Behind A Front Garden & Block Paved Driveway Which Is Supported By A Single Garage
- The Property Is Accessed Via The Entrance Hallway & Includes A Large Reception Room To The Front With Feature Bay Window
- To The Rear Of The Property Is A Large Kitchen, Dining & Family Room With French Doors Opening Onto The Garden, A Large Feature Island & A Lantern Skylight
- The Kitchen Is Supported By A Useful Utility Room
- Upstairs Are Four Well-Proportioned Bedrooms Which Are Serviced By Two Well-Appointed Bathrooms
- The Principal Bedroom Is Located At The Front Of The Property, Affording Fitted Wardrobes & Boasting An En-Suite Shower Room
- To The Rear Of The Property Is A Landscaped East Facing Garden With A Full Width Patio
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



ENTRANCE HALLWAY

WC

LIVING ROOM

19' 5" x 9' 11" (5.92m x 3.01m)

KITCHEN / DINING / FAMILY ROOM

27' 5" x 18' 4" (8.36m x 5.58m)

UTILITY ROOM

8' 4" x 5' 10" (2.55m x 1.78m)

INTEGRAL GARAGE

17' 0" x 7' 7" (5.17m x 2.32m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 5" x 9' 8" (4.71m x 2.95m)

ENSUITE

6' 0" x 5' 10" (1.83m x 1.78m)

BEDROOM TWO

14' 11" x 7' 11" (4.55m x 2.42m)

BEDROOM THREE

12' 6" x 8' 11" (3.81m x 2.73m)

BEDROOM FOUR

13' 7" x 7' 5" (4.15m x 2.25m)

BATHROOM

8' 6" x 5' 9" (2.60m x 1.76m)

TOTAL SQUARE FOOTAGE

160.3 sq.m (1725 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

EASTERLY FACING GARDEN

FULL WIDTH PATIO



ITEMS INCLUDED IN THE SALE

AEG integrated oven, AEG integrated hob, Neff extractor, AEG microwave, Hotpoint fridge/freezer, Neff dishwasher, all curtains, all blinds, some light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

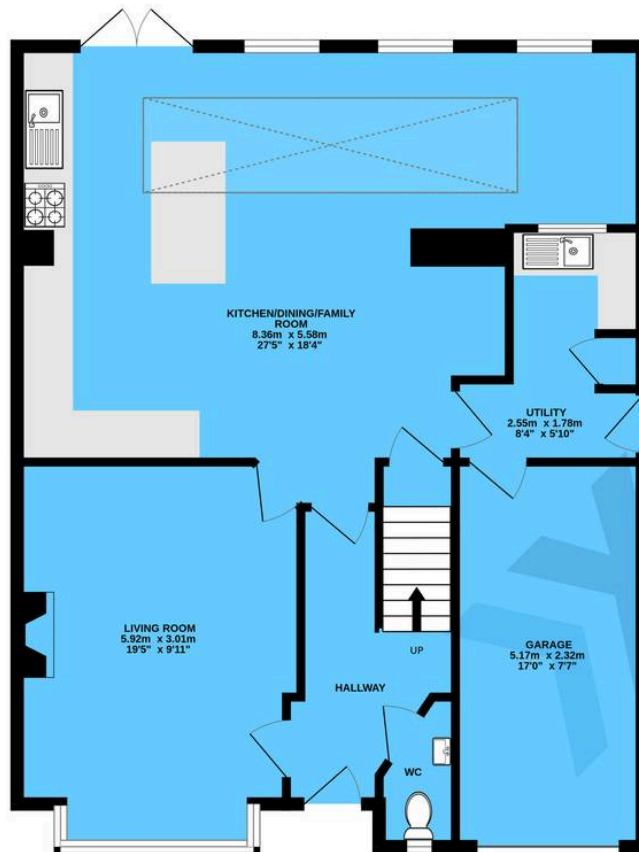
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

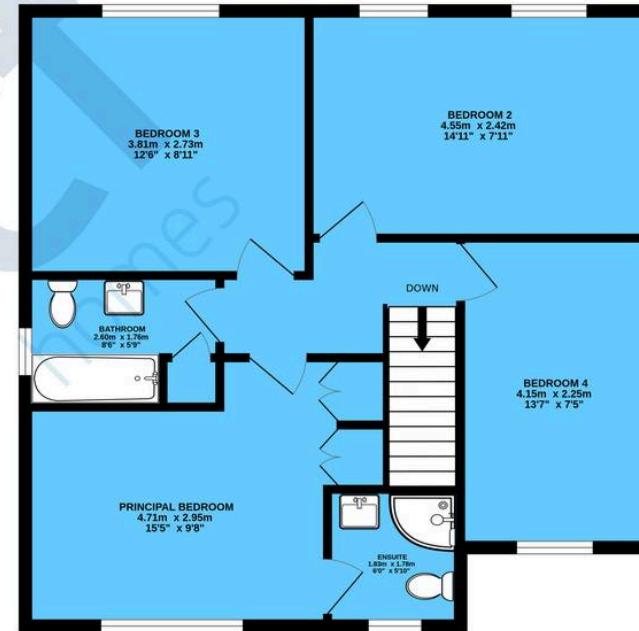
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 160.3 sq.m. (1725 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.

Made with Metropix ©2026

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

xact
HOMES

