



7 Woodstock Crescent, B93 8DA

Sale Price of £675,000



**Love
Property Co.**

7 Woodstock Crescent, Dorridge, Solihull, B93 8DA

Tenure – Freehold
EPC Rating – C
Council Tax Band - F

Love Property Co are pleased to offer this 1410.2 sq. feet (131.0 sq. metres) property in a quiet cul-de-sac in a sought-after location of Dorridge and within the Arden Academy catchment area.

This beautifully presented and immaculately maintained four-bedroom detached property provides a superb family home.

A pristine block paved driveway welcomes you, offering ample parking along with a good-sized garage that could be converted, subject to approval.

Upon entering, you are greeted by a tiled hallway and two reception rooms including living Room, dining room and guest cloakroom.

The kitchen has integrated appliances and a separate utility room with a sink, storage units and plumbing for a washing machine and a door leading into the garage.

The principal bedroom boasts an ensuite and fitted wardrobes. Two of the three remaining bedrooms benefit from fitted wardrobes and being serviced by the well-appointed family bathroom with shower over bath.

Additional features include a garage for secure parking and extra storage space. The mainly grassed private rear garden and patio area completes this homely property.

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. Dorridge has junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy.



PROPERTY MEASUREMENTS:

KITCHEN

11' 3" x 10' 4" (3.43m x 3.16m)

UTILITY

11' 3" x 5' 11" (3.43m x 1.82m)

DINING

11' 3" x 10' 3" (3.43m x 3.12m)

LOUNGE

14' 0" x 12' 11" (4.26m x 3.94m)

WC

5' 3" x 3' 10" (1.59m x 1.17m)

PRINCIPAL BEDROOM ONE

12' 8" x 13' 2" (3.87m x 4.01m)

EN-SUITE

6' 4" x 5' 5" (1.94m x 1.66m)

BEDROOM TWO

8' 2" x 12' 1" (2.49m x 4.59m)

BEDROOM THREE

8' 10" x 12' 4" (2.68m x 3.76m)

BEDROOM FOUR

13' 7" x 7' 5" (4.14m x 2.26m)

FAMILY BATHROOM

6' 9" x 9' 4" (2.05m x 2.85m)

GARAGE

17' 1" x 7' 7" (5.20m x 2.30m)

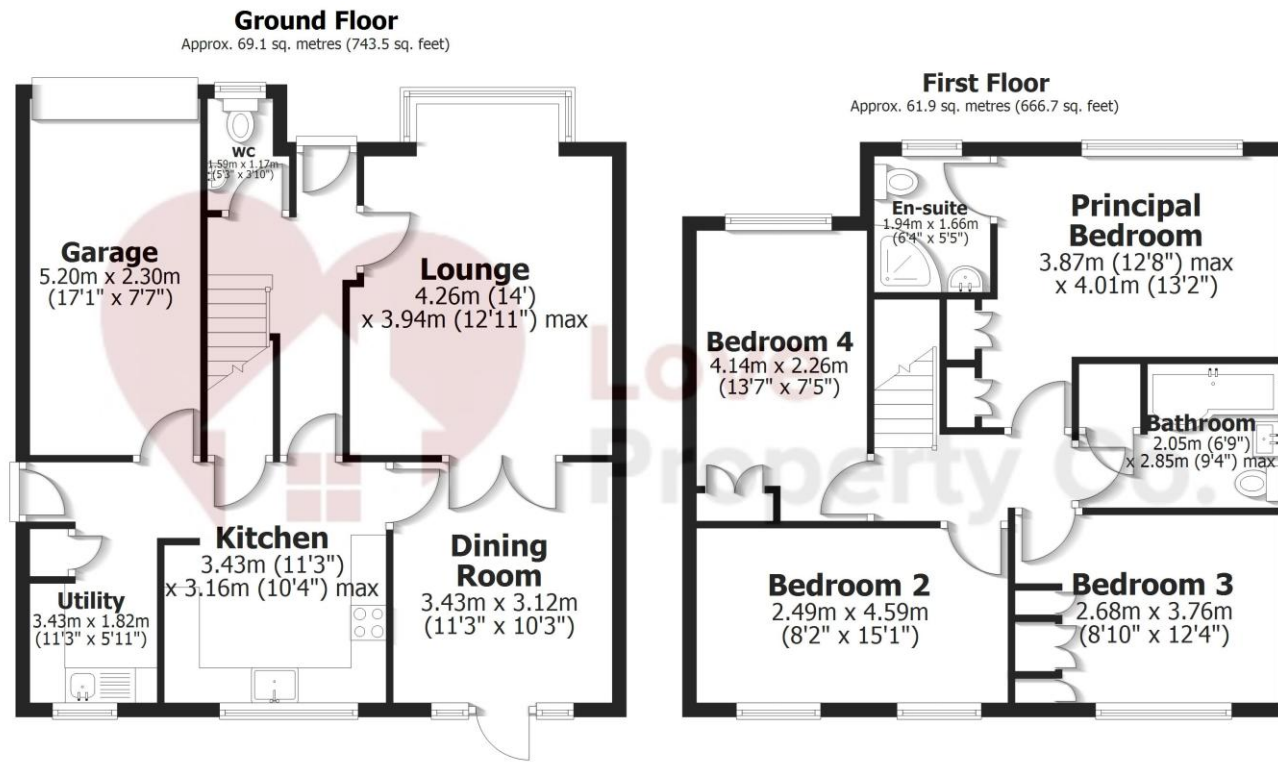
TOTAL SQUARE FOOTAGE

1410.2 sq. Feet (131.0 sq. Metres) approx.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 131.0 sq. metres (1410.2 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Love
Property Co.