



Withington Grove, Dorridge

Guide Price £725,000





PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Dorridge and having been significantly extended and improved is this four bedroom detached property which benefits from a stunning kitchen diner with granite worksurface and feature central island. This superb family home includes internal oak doors, double glazing, ceiling coving and updated flooring throughout and offers a superb family home located within the catchment area for Arden Academy. Briefly the property affords:- entrance hallway, cloakroom and separate wc, large open plan kitchen diner with a high gloss kitchen finished in white with granite worksurface, feature central island, a range of integrated appliances and space for American style fridge freezer, a formal living room & separate family room and a large utility leading into the garage, four bedrooms (master with ensuite), large family bathroom with separate shower and bath, single garage and landscaped rear garden. To the front of the property is a tarmac driveway with slate borders providing ample parking for multiple vehicles. To view this outstanding family home please contact Xact Homes on 01564 777284.

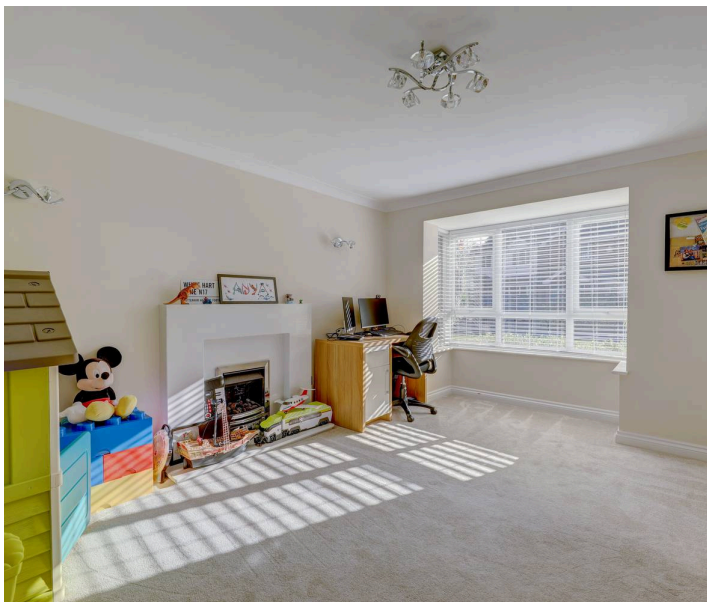


PROPERTY LOCATION

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



- Modern Four Bedroom Detached
- Quiet Cul De Sac Location
- Stunning Kitchen Diner
- Formal Living Room & Separate Family Room
- Master Bedroom With Luxury En-Suite
- Family Bathroom With Large Shower and Separate Bath
- Parking For Multiple Vehicles
- Landscaped Rear Garden



ENTRANCE HALLWAY

CLOAKROOM

WC

KITCHEN/DINER

21' 5" x 17' 5" (6.54m x 5.31m)

LIVING ROOM

14' 2" x 17' 5" (4.33m x 5.30m)

FAMILY ROOM

10' 10" x 16' 4" (3.29m x 4.98m)

UTILITY ROOM

10' 2" x 9' 10" (3.10m x 3.00m)

FIRST FLOOR

MASTER BEDROOM

10' 7" x 10' 9" (3.22m x 3.28m)

ENSUITE

7' 1" x 6' 6" (2.15m x 1.97m)

BEDROOM TWO

7' 10" x 13' 1" (2.40m x 4.00m)

BEDROOM THREE

10' 0" x 8' 9" (3.04m x 2.67m)

BEDROOM FOUR

8' 2" x 7' 3" (2.49m x 2.22m)

BATHROOM

7' 10" x 9' 0" (2.40m x 2.75m)



OUTSIDE THE PROPERTY

GARAGE

8' 0" x 18' 4" (2.43m x 5.60m)

NORTH EAST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Bosch integrated cooker, Bosch integrated oven, Bosch integrated hob, Bosch integrated warming drawer, Bosch extractor, Bosch microwave, Siemens integrated dishwasher, all carpets, some blinds, fitted wardrobes in three bedrooms, some light fittings and garden shed

ADDITIONAL INFORMATION

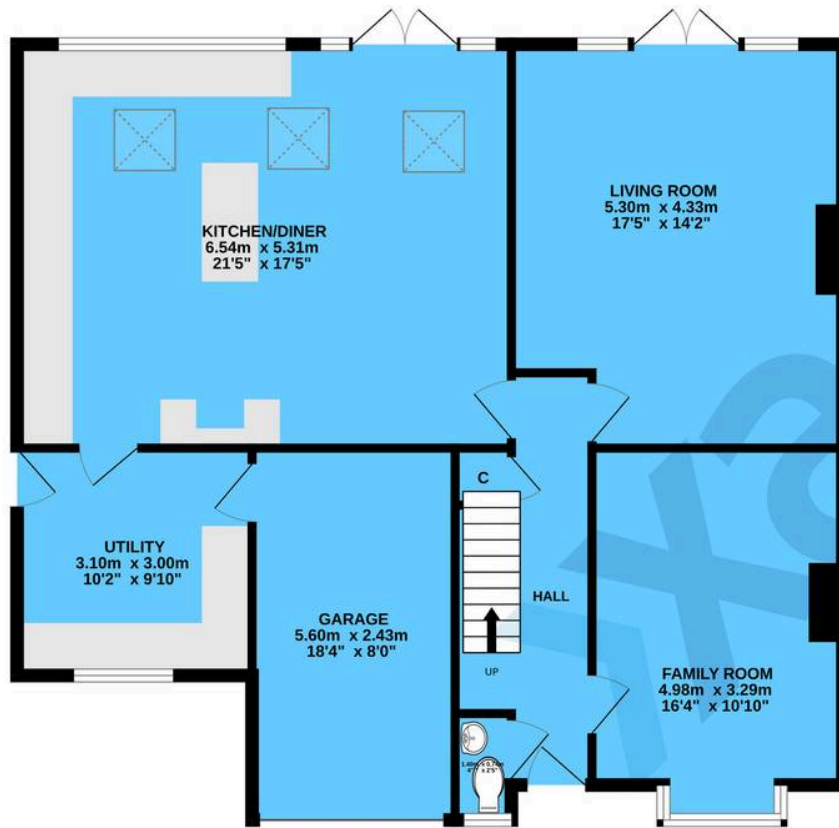
Services: Water meter, mains gas, electricity and mains sewers. Broadband: Sky Fibre-Optic. Loft Space: Boarded with lighting

INFORMATION FOR POTENTIAL BUYERS

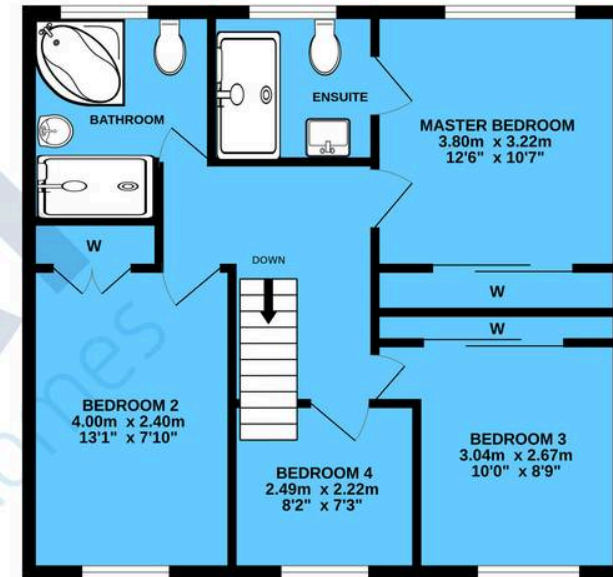
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



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.
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