

Kingsland Drive, Dorridge

Guide Price £325,000

xact HOMES







PROPERTY OVERVIEW

Offered with no upward chain, this beautifully presented two-bedroom terrace property is situated on a highly sought after road in Dorridge, providing an excellent opportunity for first time buyers, downsizers, or investors alike. The property has been recently enhanced throughout, featuring a brand new fitted kitchen with modern cabinetry and integrated appliances (perfect for those who enjoy cooking and entertaining), and has been completely redecorated to a high standard, creating a fresh and inviting atmosphere. Upon entering, you are welcomed by a bright entrance hall that leads into the stylish kitchen at the front of the property, offering ample storage and workspace. The spacious living room is positioned to the rear, providing a comfortable setting for relaxation and dining, with direct access to the rear garden. Upstairs, the first floor comprises two well-proportioned bedrooms, both benefitting from plenty of natural light, and a contemporary family bathroom fitted with quality fixtures and fittings. The property also benefits from parking to the front driveway plus an nearby allocated off road parking space, ensuring convenient off-road parking. With its tasteful updates, prime location, and practical layout, this home is ideal for those seeking a move-in ready property in a desirable area.







The property is within easy reach of local amenities, reputable schools, and excellent transport links, making it a practical choice for a variety of lifestyles. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful home.

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: C

Tenure: Freehold



- No Upward Chain
- Two Bedroom Terrace Property Located Within Sought After Road Of Dorridge
- Fitted With A New Kitchen And Completely Redecorated Throughout
- Parking To Front Driveway Plus An Additional Space
- Living / Dining Room To Rear With Access To Rear Garden
- Two Bedrooms And Bathroom To First Floor
- Fitted Wardrobes In Main Bedroom
- Rear Garden With Slabbed Patio & Lawn

ENTRANCE HALL

KITCHEN
6' 6" x 8' 7" (1.97m x 2.62m)

LIVING/DINING ROOM
12' 8" x 13' 8" (3.87m x 4.17m)

FIRST FLOOR

BEDROOM ONE
9' 7" x 8' 11" (2.93m x 2.72m)

BEDROOM TWO
6' 8" x 11' 3" (2.04m x 3.42m)

BATHROOM
4' 10" x 7' 7" (1.47m x 2.31m)

TOTAL SQUARE FOOTAGE
54.0 sq.m (577 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING

REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated induction hob, Extractor, Fridge/Freezer, Washer/dryer, Solar Panels, Garden shed, All carpets, blinds and light fittings and fitted wardrobes in on bedroom.

ADDITIONAL INFORMATION

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

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
54 sq m / 577 sq ft



Ground Floor
Approx 27 sq m / 288 sq ft

First Floor
Approx 27 sq m / 290 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.

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