



Chadworth Avenue, Dorridge

Guide Price £720,000





## PROPERTY OVERVIEW

This well-presented four bedroom, two bathroom detached house is tucked away in a private position on a generous corner plot, making it a great choice for families or those who love their own secluded space. The tarmac driveway leads up to a substantial front garden, which gives a welcoming first impression, and a detached double garage, perfect for extra storage or parking.

Through the renovated porch and inside, you'll find a bright dining room, a handy study, and a sizeable utility room at the front of the house. The spacious lounge features a striking fireplace and patio doors that open onto the garden, while the kitchen and a third versatile reception room (also with patio doors to the garden) offer plenty of options for entertaining or relaxing. Upstairs, there are four bedrooms, three of which are doubles, plus two modern, stylish bathrooms (one an en-suite to the principal bedroom, which also has fitted wardrobes). Everything feels fresh, modern, and ready to move straight in.



Step outside to a well-proportioned, south westerly facing private rear garden that offers ample opportunity for both sunshine and shade - ideal for summer barbecues or a quiet evening drink. Both the front and back gardens have a large lawn area with mature borders, offering plenty of space for children to play or for keen gardeners to get creative. All of this is within walking distance to Dorridge Station and the village amenities, giving you the perfect balance of convenience and tranquillity.

#### 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





- Four Bedroom Two Bathroom Executive Detached House Located On A Generous Corner Plot
- Set In A Private Position Behind A Large Front Garden With A Tarmac Driveway & Detached Double Garage
- Dining Room, Study & Utility To The Front Of The Property
- Large Lounge With A Feature Fireplace & Patio Doors Onto The Garden, A Kitchen & A Third Versatile Reception Room
- Upstairs The Property Boasts Four Bedrooms, Three Of Which Are Double Bedrooms & Two Modern Bathrooms One Of Which Is En-Suite To The Principal Bedroom
- The Principal Bedroom Boasts A Modern En-Suite Shower Room & Fitted Wardrobes
- To The Rear Of The Property Is A Well Proportioned, Very Private, South Westerly Facing Garden
- Within Walking Distance To Dorridge Station & All The Amenities Of Dorridge Village

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LOUNGE**

16' 5" x 11' 4" (5.00m x 3.45m)

#### **DINING ROOM**

12' 3" x 9' 3" (3.73m x 2.82m)

#### **STUDY**

10' 1" x 6' 4" (3.07m x 1.93m)

#### **KITCHEN**

11' 4" x 8' 11" (3.45m x 2.72m)

#### **GYM**

13' 7" x 7' 11" (4.14m x 2.41m)

#### **UTILITY ROOM**

9' 5" x 7' 11" (2.87m x 2.41m)



## FIRST FLOOR

### PRINCIPAL BEDROOM

14' 8" x 9' 3" (4.47m x 2.82m)

### ENSUITE

6' 8" x 6' 7" (2.03m x 2.01m)

### BEDROOM TWO

11' 7" x 10' 1" (3.53m x 3.07m)

### BEDROOM THREE

9' 8" x 9' 1" (2.95m x 2.77m)

### BEDROOM FOUR

9' 1" x 6' 8" (2.77m x 2.03m)

### BATHROOM

7' 5" x 5' 8" (2.26m x 1.73m)

### OUTSIDE THE PROPERTY

#### DETACHED DOUBLE GARAGE WITH SIDE ACCESS

17' 2" x 16' 8" (5.23m x 5.08m)

#### TOTAL SQUARE FOOTAGE

149.4 sq.m (1608 sq.ft) approx.

#### DRIVEWAY PARKING FOR MULTIPLE VEHICLES

#### PRIVATE REAR GARDEN

#### ITEMS INCLUDED IN THE SALE

Hotpoint integrated oven, Philips integrated hob, Philips extractor, all carpets, fireplace and fitted wardrobes in two bedrooms. Other items and accessories may be available and are subject to separate negotiation.



#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet).

#### **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.

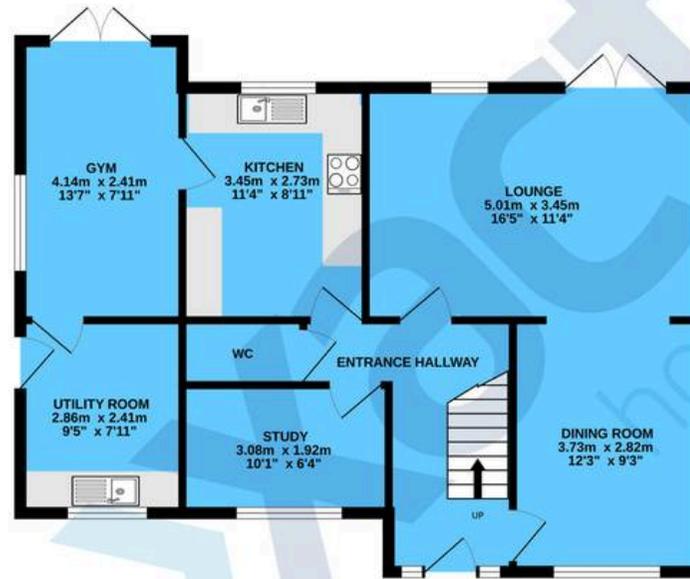
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



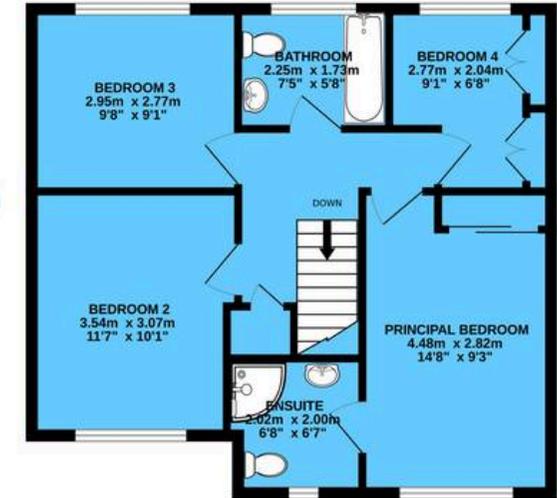
GARAGE



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 149.4 sq.m. (1608 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.

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