



Winster Avenue, Dorridge

Guide Price £550,000





PROPERTY OVERVIEW

This immaculately presented four bedroom, two bathroom end terrace house occupies a generous corner plot within the sought-after village of Dorridge, offering a superb blend of contemporary living and classic charm.

Approached via large landscaped front lawns and a driveway, the property welcomes you through an inviting entrance hallway that sets the tone for the spacious and well-appointed interior.

To the front of the home, a bright lounge features a striking bay window, creating a warm and comfortable space ideal for relaxation or entertaining guests. The heart of the home is the open-plan kitchen, dining, and living area positioned at the rear of the property, designed to cater to modern lifestyles with ample space for cooking, dining, and gathering. The ground floor also boasts an additional reception room with French doors opening onto side patio, providing a versatile living space.

Upstairs, four well-proportioned bedrooms offer flexible accommodation for families or those requiring home office space, all serviced by two stylish and contemporary bathrooms finished to a high standard. The property's layout ensures privacy and comfort for all residents, making it an ideal choice for growing families.





Situated within walking distance of Dorridge Station and the array of amenities that Dorridge Village has to offer (including shops, cafes, and essential services), this home is perfectly positioned for commuters and those seeking convenience. Furthermore, the property is located within the prestigious Arden Academy catchment area, providing access to highly regarded schooling and enhancing its appeal to families prioritising education.

With its exceptional presentation, thoughtfully designed living spaces, and prime village location, this outstanding home represents a rare opportunity to secure a substantial and stylish residence in one of the area's most desirable settings.

Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

- Immaculately Presented Four Bedroom, Two Bathroom End Terrace House On A Generous Corner Plot Within Dorridge Village
- Set Behind Large Landscaped Front Lawns & Driveway
- The Property Is Accessed Via The Entrance Hallway & Includes A Lounge To The Front Of The Property With A Feature Bay Window
- To The Rear Of The Property Is An Open-Plan Kitchen / Dining / Living Area
- Additional Reception Room Benefitting From French Doors Opening Onto Side Patio
- Upstairs, The Property Boasts Four Well-Proportioned Bedrooms Which Are Serviced By Two Modern Bathrooms
- To The Rear Of The Property Is A Generously Sized Landscaped Garden With A Feature Patio
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Situated Within The Prestigious Arden Academy Catchment Area





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: D

Tenure: Freehold



ENTRANCE HALLWAY

LOUNGE

16' 10" x 12' 4" (5.12m x 3.76m)

KITCHEN

14' 11" x 8' 8" (4.54m x 2.64m)

DINING / LIVING AREA

12' 4" x 9' 8" (3.76m x 2.95m)

UTILITY AREA

5' 3" x 4' 2" (1.61m x 1.27m)

WC

RECEPTION ROOM

11' 7" x 8' 9" (3.53m x 2.67m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 9' 1" (4.15m x 2.76m)

BEDROOM TWO

13' 0" x 8' 5" (3.95m x 2.57m)

BEDROOM THREE

10' 8" x 8' 6" (3.25m x 2.59m)

BEDROOM FOUR

8' 10" x 6' 2" (2.69m x 1.88m)

BATHROOM

6' 6" x 6' 5" (1.98m x 1.95m)

BATHROOM

8' 11" x 5' 2" (2.72m x 1.57m)

TOTAL SQUARE FOOTAGE

117.0 sq.m (1261 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

8' 9" x 5' 3" (2.67m x 1.61m)

DRIVEWAY PARKING & ALLOCATED PARKING

LANDSCAPED GARDEN

PATIO AREA

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, extractor, Beko dishwasher, all carpets, all blinds, some light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

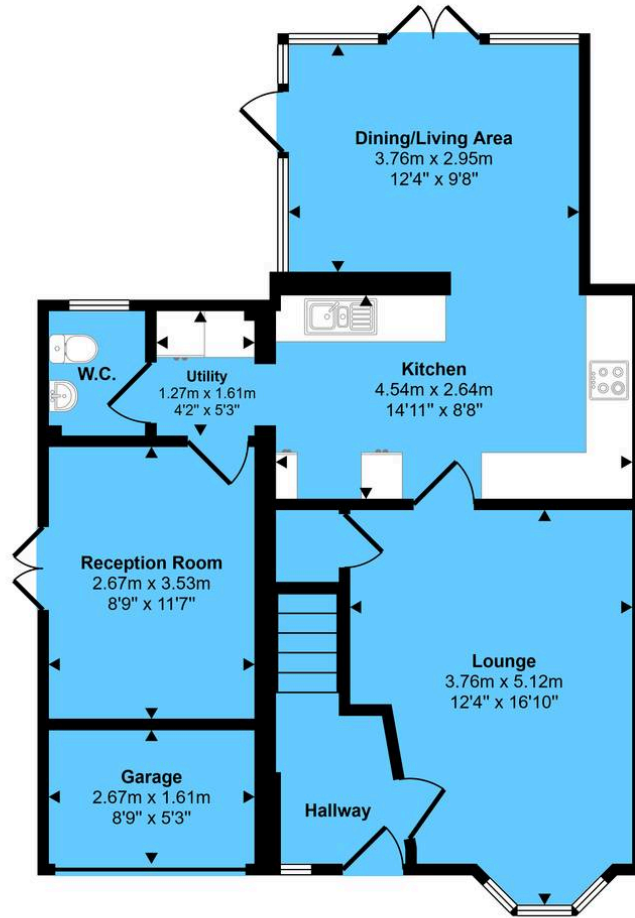
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTC (fibre to the cabinet). Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

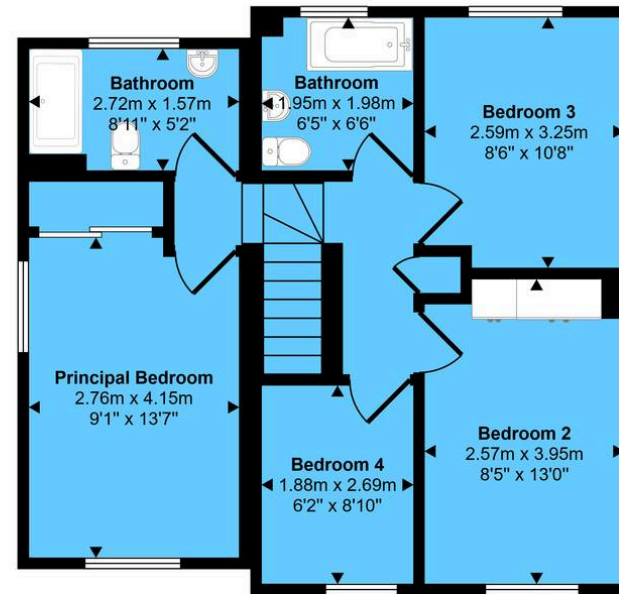
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area
122 sq m / 1316 sq ft



Ground Floor
Approx 68 sq m / 732 sq ft



First Floor
Approx 54 sq m / 583 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.

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

