



Hanbury Road, Dorridge

Offers Over £700,000





## PROPERTY OVERVIEW

Located on a highly sought-after road in Dorridge and within walking distance to both Dorridge Village and the station, this impressive four bedroom detached property offers an exceptional opportunity for family living in a prime location.

Set back from the road behind a generous driveway, providing ample parking and leading to a tandem garage, the property welcomes you via an entrance hallway that leads to two versatile reception rooms, including a well-proportioned study and a bright, comfortable living room. The heart of the home is the full width open plan kitchen, dining, and family room, designed to cater for both everyday living and entertaining, with quality fittings and abundant natural light enhancing the spacious feel.

Upstairs, the first floor comprises four excellent bedrooms, each offering a peaceful retreat and ample space for family members or guests, complemented by a stylish family bathroom fitted with contemporary fixtures.

Throughout, the property is presented to a high standard, with thoughtful touches and modern finishes that create a warm and inviting atmosphere. The tandem garage provides additional storage or parking flexibility, while the overall layout ensures practical family living.





Viewing is essential to fully appreciate the superb accommodation and desirable setting of this outstanding family home, which enjoys a privileged position within one of Dorridge's most popular roads and easy access to local amenities, schools, and transport links. This is a rare opportunity to secure a spacious and beautifully maintained home in a location renowned for its community spirit and convenience.

#### 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





- Located On A Highly Sought-After Road In Dorridge And Within Walking Distance To Dorridge Village & Station
- Four Bedroom Detached Property Set Behind A Large Driveway, Providing Ample Parking And Leading To A Tandem Garage
- Two Reception Rooms Accessed Via Entrance Hallway Including Study And Living Room
- Full Width Open Plan Kitchen / Dining / Family Room
- Four Excellent Bedrooms To the First Floor Plus Family Bathroom
- Landscaped Rear Garden With Full Width Patio
- Viewing Essential To Fully Appreciate This Superb Family Home Set On A Popular Road In Dorridge



## **ENTRANCE HALLWAY**

### **WC**

### **LIVING ROOM**

16' 1" x 9' 7" (4.91m x 2.91m)

### **STUDY**

12' 7" x 7' 7" (3.84m x 2.31m)

### **KITCHEN**

12' 1" x 7' 10" (3.69m x 2.38m)

### **DINING / FAMILY ROOM**

17' 9" x 9' 2" (5.41m x 2.79m)

### **UTILITY ROOM**

7' 7" x 5' 4" (2.31m x 1.63m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

13' 6" x 9' 8" (4.11m x 2.95m)

### **BEDROOM TWO**

12' 3" x 9' 2" (3.73m x 2.79m)

### **BEDROOM THREE**

12' 0" x 6' 10" (3.67m x 2.08m)

### **BEDROOM FOUR**

7' 10" x 7' 7" (2.39m x 2.32m)

### **BATHROOM**

10' 2" x 4' 11" (3.09m x 1.49m)

### **TOTAL SQUARE FOOTAGE**

140.0 sq.m (1510 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **TANDEM GARAGE**

25' 7" x 7' 7" (7.80m x 2.32m)

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **LANDSCAPED GARDEN**

### **FULL WIDTH PATIO**

### **ITEMS INCLUDED IN THE SALE**

Kenwood free-standing cooker, extractor, LG fridge/freezer, Kenwood dishwasher, Beko washing machine, Bush tumble dryer, underfloor heating in kitchen, all carpets, all blinds and all light fittings.

### **ADDITIONAL INFORMATION**

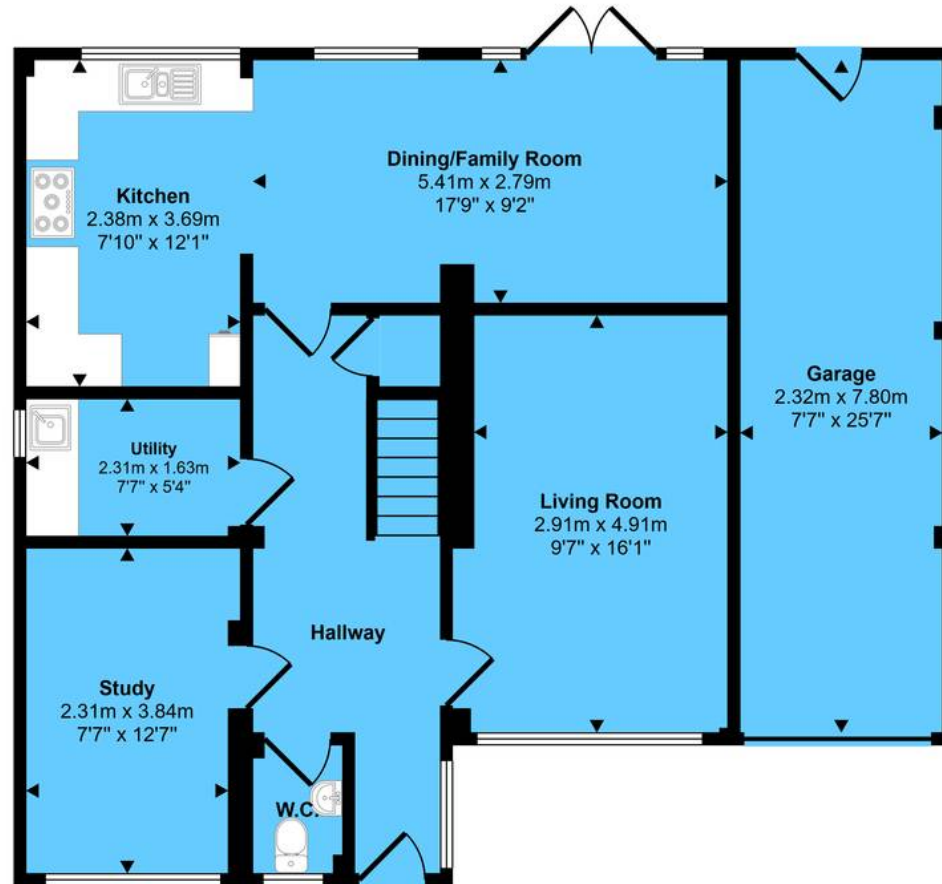
Services – direct mains water, sewers and electricity.  
Loft – partially boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

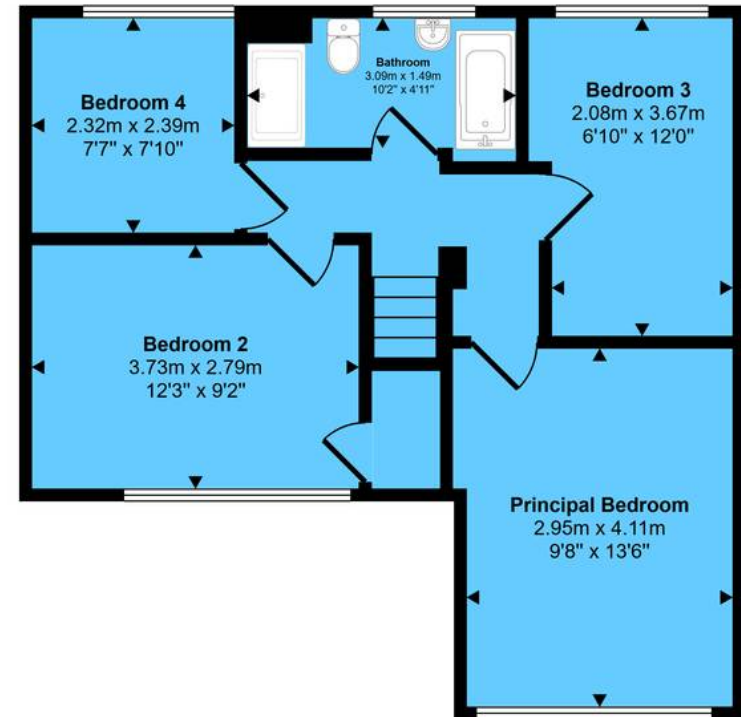
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.  
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  
140 sq m / 1510 sq ft



Ground Floor  
Approx 89 sq m / 962 sq ft



First Floor  
Approx 51 sq m / 548 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

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