



Manor Road, Dorridge

Guide Price £775,000





PROPERTY OVERVIEW

Offered to the market with no upward chain, this impressive four bedroom detached property is situated in a highly sought after location in the heart of Dorridge and within easy walking distance to the station, local shops and schools. The home is set back behind a block paved driveway and a neat lawned foregarden, providing ample off-road parking and access to a double garage. Upon entering, you are greeted by a welcoming entrance hallway that leads to a guest cloakroom, a formal dining room, and a superb living room which enjoys views of the landscaped south facing rear garden. The breakfast kitchen offers a practical and sociable space for family meals and entertaining, complemented by a useful utility room for additional storage and laundry needs. Upstairs, there are four generously proportioned bedrooms and two bathrooms which includes a modern ensuite to the principal bedroom. The property presents excellent scope for extension (subject to the necessary planning permissions), offering outstanding potential for buyers wishing to create their ideal family home. With its spacious and versatile layout, prime location, and potential for further development, this property represents a rare opportunity to secure a superb family residence in one of Dorridge's most desirable areas.



Early viewing is highly recommended to appreciate the full potential and quality of accommodation on offer.

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: G

Tenure: Freehold





- Offered To The Market With No Upward Chain
- Scope For Extension Subject To Planning Permission
- Four Bedroom Detached Property Set In A Prime Location Of Dorridge
- Set Behind A Block Paved Driveway And Lawned Foregarden With Double Garage
- Entrance Hallway Leading To Guest Cloakroom, Formal Dining Room And Superb Living Room Overlooking The Rear Garden
- Breakfast Kitchen And Utility
- Four Bedrooms And Two Bathroom, Principal Bedroom With Ensuite
- Landscaped South Facing Rear Garden
- Superb Family Home With Outstanding Potential

PORCH

ENTRANCE HALLWAY

WC

4' 9" x 7' 6" (1.45m x 2.28m)

FORMAL DINING ROOM

12' 0" x 15' 11" (3.65m x 4.86m)

LIVING ROOM

17' 4" x 14' 6" (5.28m x 4.41m)

BREAKFAST KITCHEN

15' 0" x 11' 7" (4.58m x 3.54m)

UTILITY

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

FIRST FLOOR

PRINCIPAL BEDROOM

15' 5" x 11' 11" (4.69m x 3.62m)

ENSUITE

7' 2" x 6' 3" (2.19m x 1.91m)

BEDROOM TWO

9' 9" x 11' 10" (2.98m x 3.60m)

**BEDROOM THREE**

11' 1" x 9' 7" (3.37m x 2.92m)

BEDROOM FOUR

8' 1" x 8' 6" (2.46m x 2.58m)

BATHROOM

7' 11" x 6' 4" (2.42m x 1.93m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

14' 2" x 16' 2" (4.31m x 4.93m)

TOTAL SQUARE FOOTAGE

168.0 sq.m (1803 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**LANDSCAPED GARDEN****ITEMS INCLUDED IN THE SALE**

Sold as seen – tumble dryer and washing machine not included.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

Broadband – FTTP (fibre to the premises) – available.

Loft space – part 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.

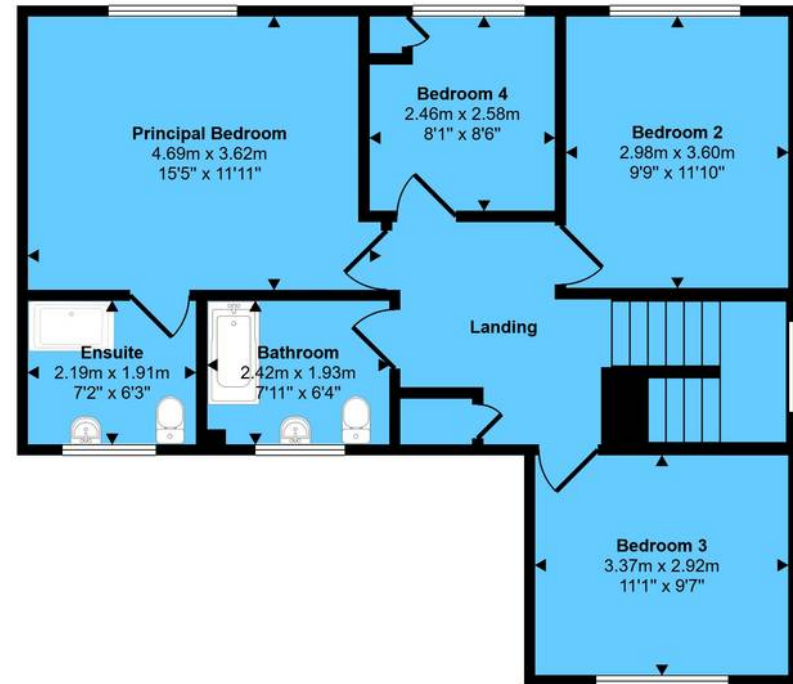
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
169 sq m / 1816 sq ft



Ground Floor
Approx 101 sq m / 1090 sq ft



First Floor
Approx 67 sq m / 726 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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