

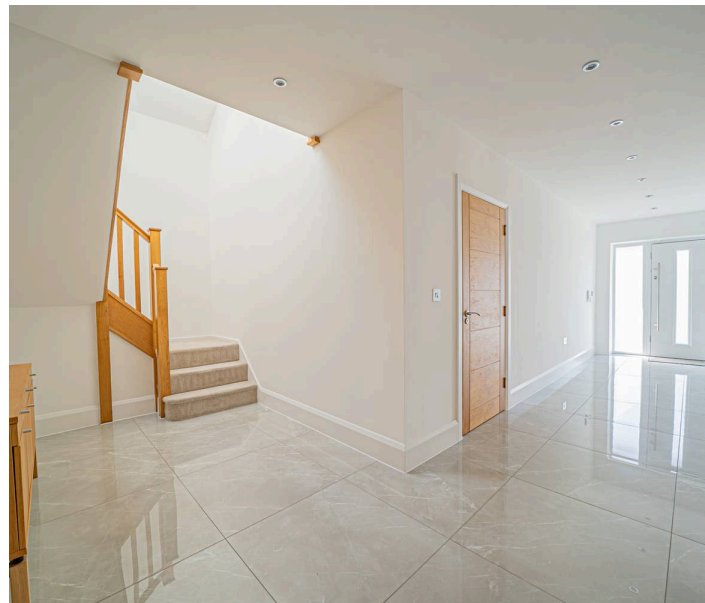


Hanbury Road, Dorridge

Guide Price £1,150,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Standing within a highly desirable road of Dorridge and within easy walking distance to all local schools, shops and Dorridge station, is this individually designed, extremely versatile and absolutely stunning detached property which has a new build 10 year build guarantee from ICW, boasting approximately 4,000 square feet of luxury accommodation and also benefits from being offered to the market with no upward chain. Internal the property provides an uncompromised family home which to the ground floor affords two reception rooms and study, and a stunning open plan kitchen / diner and family room all accessed via a large entrance hall with porcelain tiling throughout and extends through to the kitchen which also access into the utility and bi-fold aluminium doors opening onto a large rear garden. The hall also provides access into the integral garage which houses the Worcester Bosch boiler, pressurised tank and Comms cabinet connecting the Cat6 cabling, security and Wi-Fi to the property. To the first floor are five double bedrooms which includes two stunning bedrooms to the front and rear of the property both affording vaulted ceilings, large walk in wardrobes and luxury ensuite bathrooms finished with Hans Grohe fittings.



All remaining bedrooms are serviced via a luxury family bathroom with separate freestanding bath and shower. Outside the property enjoys a large landscaped rear garden which enjoys a most private aspect and full width paved patio. This is an outstanding opportunity to purchase a large and stunning family home built to the highest specification throughout.

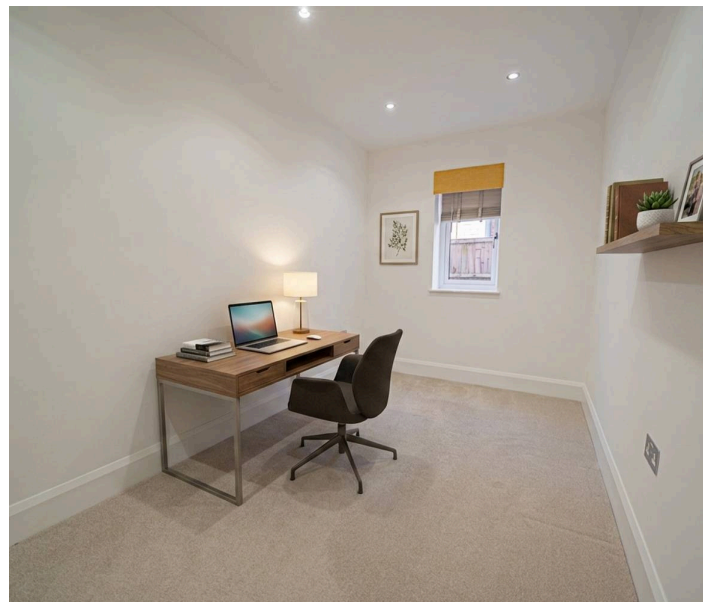
Viewing is strictly by appointment only by calling Xact Homes on 01564 777284.

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





- Large New Build Approx. 4,000 sq ft
- Individually Designed & Extremely Versatile
- Five Double Bedroom Detached
- Located Within Easy Walking Distance To Dorridge Station
- Absolutely Stunning Throughout
- Magnificent Open Plan Kitchen/Diner/Family Room
- 10 Year New Build Guarantee With ICW
- Garage
- Large Rear Garden

HALL

WC

6' 9" x 4' 7" (2.05m x 1.40m)

LIVING/STUDY & PLAY ROOM

18' 8" x 13' 0" (5.70m x 3.95m)

DINING ROOM

20' 4" x 10' 8" (6.20m x 3.25m)

STUDY

13' 0" x 7' 3" (3.95m x 2.20m)

KITCHEN/DINER/FAMILY ROOM

30' 10" x 30' 6" (9.40m x 9.30m)

UTILITY ROOM

8' 2" x 6' 9" (2.50m x 2.05m)

INTEGRAL GARAGE

18' 3" x 10' 0" (5.55m x 3.05m)

FIRST FLOOR

BEDROOM ONE

23' 0" x 17' 11" (7.00m x 5.45m)

ENSUITE

WALK IN WARDROBE

17' 11" x 4' 11" (5.45m x 1.50m)

BEDROOM TWO

22' 10" x 18' 10" (6.95m x 5.75m)



ENSUITE

WALK IN WARDROBE

18' 10" x 4' 11" (5.75m x 1.50m)

BEDROOM THREE

15' 11" x 9' 10" (4.85m x 3.00m)

BEDROOM FOUR

15' 11" x 9' 8" (4.85m x 2.95m)

BEDROOM FIVE

13' 9" x 10' 6" (4.20m x 3.20m)

BATHROOM

12' 8" x 7' 10" (3.85m x 2.40m)

TOTAL SQUARE FOOTAGE

353.4 sq.m (3804 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Miele integrated oven, Miele integrated hob, Miele extractor, Miele microwave, Lamona fridge, Lamona freezer, Miele dishwasher, all carpets, curtains, blinds and light fittings, CCTV, electric garage door and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - TalkTalk. Loft space - with lighting.



INFORMATION FOR POTENTIAL BUYERS

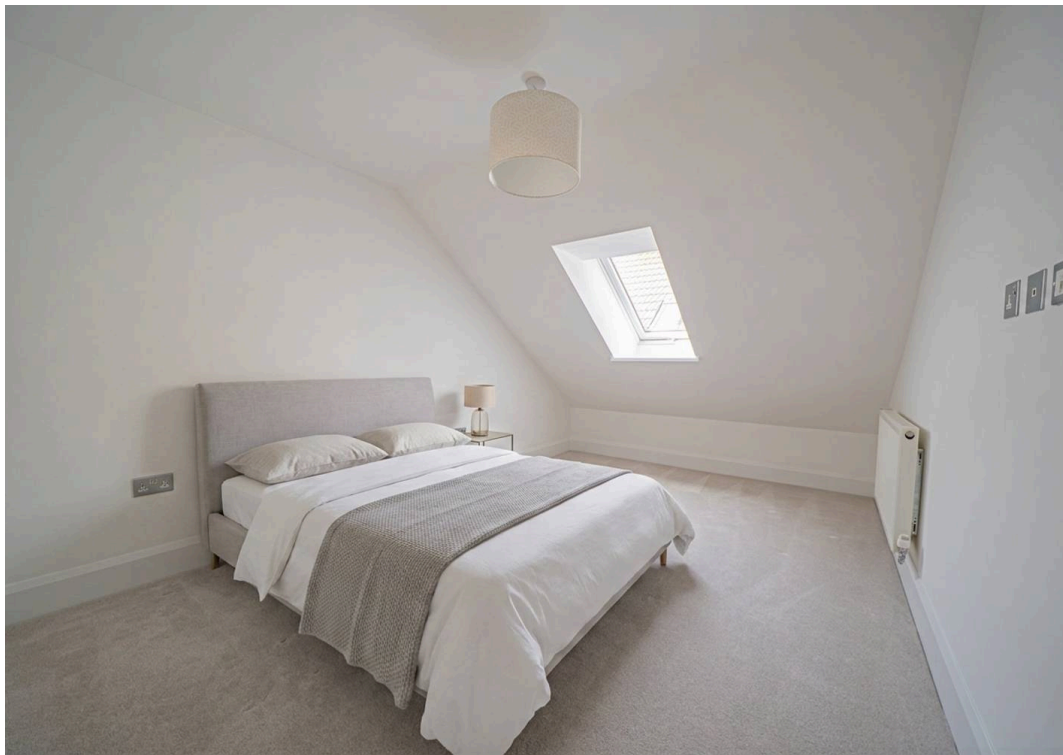
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

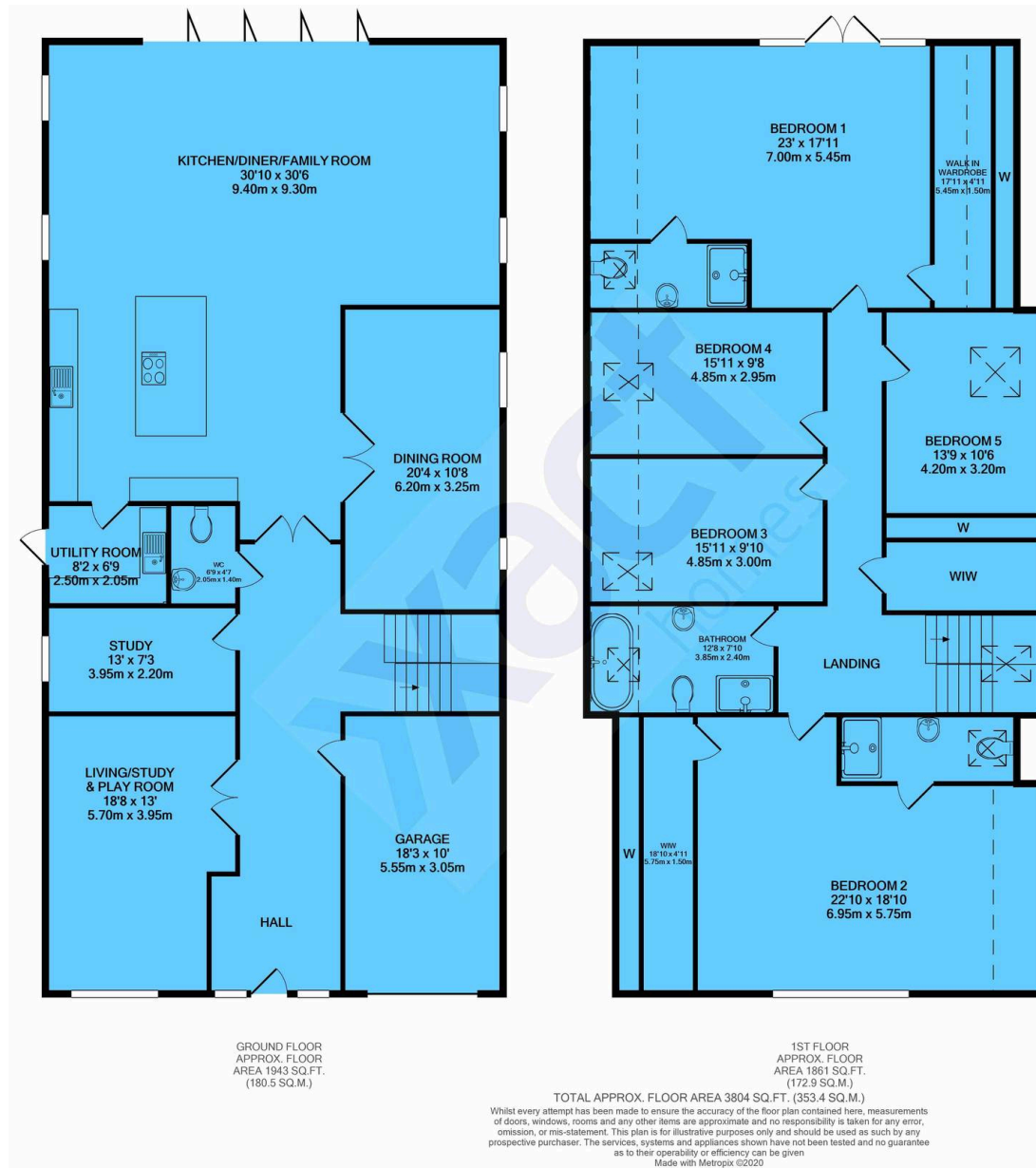
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.





Xact Homes

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