



Arden Drive, Dorridge

Guide Price £950,000

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#### PROPERTY OVERVIEW

Introducing this outstanding and versatile four-bedroom detached property/bungalow, ideally situated next to Dorridge Park and boasting the added advantage of no upward chain. Nestled within a private and exclusive development, this property exudes charm and comfort. As its name suggests, "Long Barn" has been built in the character of a barn conversion, however, is a superb bungalow offering extensive and versatile accommodation which must be viewed to be fully appreciated. Approached via a gravelled driveway that offers ample parking and leads to a double garage, this residence is sure to impress. Upon entering through the enclosed entrance porch and hallway, you are greeted with a sense of warmth and welcoming. Off the entrance hallway is a guest cloakroom and useful storage cupboards. The accommodation is incredibly versatile, featuring two reception rooms. The front-facing dining room adds a touch of elegance, while the very large and impressive open-plan living room at the rear provides access to the south-facing rear garden, perfect for enjoying a sunny day. In addition, the breakfast kitchen offers a practical space with ample room for table and chairs and views to the rear garden.



The property boasts four superb bedrooms, with bedrooms one and two benefiting from ensuite facilities, ensuring privacy and convenience. The remaining two bedrooms are serviced by the family bathroom, adding practicality to the layout. Bedroom four also offers the ability to be used as an office / study if required. Outside, the private landscaped rear garden offers a tranquil setting with a southerly aspect, ideal for relaxation. Additionally, the double garage is located to the front of the property, as is a separate orchard which showcases a variety of fruit trees, perfect for those with a green thumb. This property enjoys the added benefit of communal areas and outside spaces managed by the Parkland Group Management Committee, ensuring well-maintained surroundings for residents to enjoy. With its prime location and exceptional features this four-bedroom bungalow presents a unique opportunity for those seeking a home that exudes luxury and comfort. Don't miss out on the chance to make this exclusive property your own slice of paradise.



#### 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



- Outstanding And Versatile Four Bedroom Detached Property Located Adjacent To Dorridge Park And With The Benefit Of No Upward Chain
- Set Within A Most Private And Exclusive Development
- Accessed Via A Gravelled Driveway Providing Extensive Parking And Leading To A Double Garage
- Extremely Versatile Accommodation All Accessed Via An Enclosed Entrance Porch And Entrance Hallway
- Two Reception Rooms Including Dining Room To The Front Elevation And A Superb Very Large & Impressive Open Plan Living Room To The Rear Affording Access To The South Facing Rear Garden
- Four Superb Bedrooms, With Bedrooms One And Two Serviced Via Ensuite Facilities
- Two Remaining Bedrooms Serviced Via The Family Bathroom
- Private Landscaped Rear Garden Affording A Southerly Aspect And A Most Tranquil Setting
- Separate Orchard Located To The Front Of The Property Affording Various Fruit Trees
- Communal Areas / Outside Spaces Managed By Parkland Group Mgt Committee

#### **ENTRANCE PORCH**

9' 3" x 8' 5" (2.82m x 2.57m)

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

15' 2" x 29' 0" (4.62m x 8.84m)

#### **DINING ROOM**

15' 9" x 10' 0" (4.80m x 3.05m)

#### **BREAKFAST KITCHEN**

13' 10" x 9' 10" (4.22m x 3.00m)

**BEDROOM ONE**

15' 4" x 10' 6" (4.67m x 3.20m)

**ENSUITE**

11' 7" x 5' 5" (3.53m x 1.65m)

**BEDROOM TWO**

15' 4" x 11' 2" (4.67m x 3.40m)

**ENSUITE**

4' 8" x 6' 1" (1.42m x 1.85m)

**BEDROOM THREE**

9' 9" x 10' 11" (2.97m x 3.33m)

**BEDROOM FOUR**

11' 9" x 7' 11" (3.58m x 2.41m)

**BATHROOM**

6' 8" x 6' 2" (2.03m x 1.88m)

**OUTSIDE THE PROPERTY****DOUBLE GARAGE**

15' 9" x 17' 1" (4.80m x 5.21m)

**BIN STORE****TOTAL SQUARE FOOTAGE**

199.0 sq.m (2138 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****PRIVATE LANDSCAPED GARDEN****SEPARATE ORCHARD**



#### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, washer/dryer, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

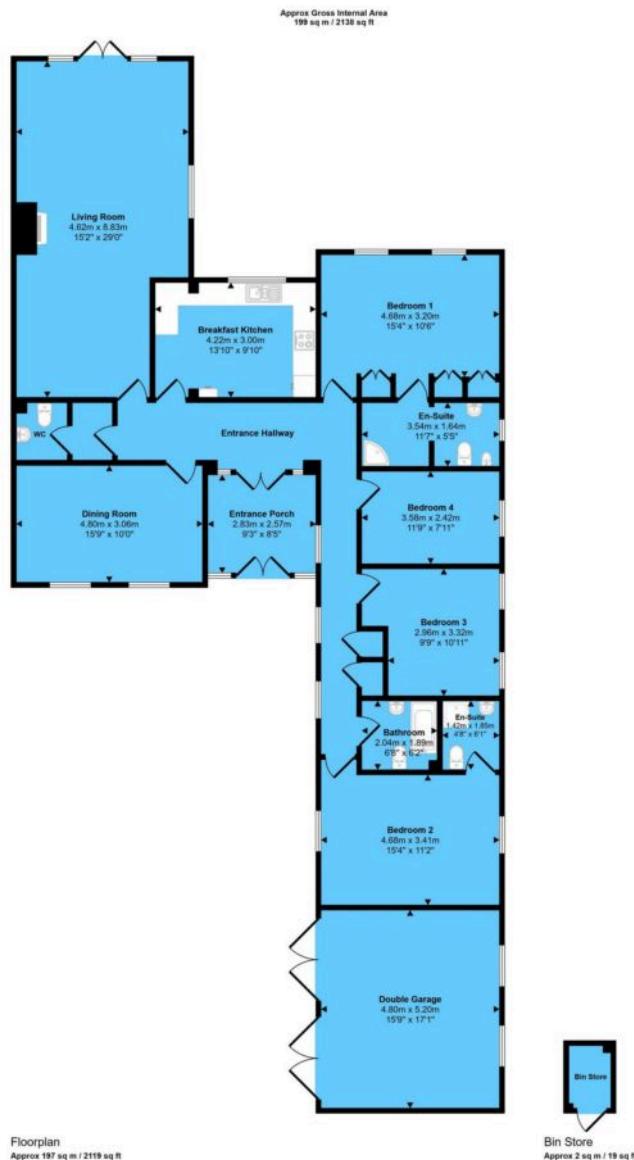
#### ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - TalkTalk. 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.





**Xact Homes**

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