







Hansell Drive, Dorridge

Tenure: Freehold

- Substantial four-bedroom detached family residence
- Spacious living room measuring over 18 feet
- Additional bar/lounge reception room
- Three further well-proportioned bedrooms
- Excellent local schools, including Arden Academy (catchment eligibility to be verified)
- Highly sought-after Dorridge location
- Impressive kitchen/dining room measuring approximately 29 feet
- Principal bedroom with en-suite and wardrobe space
- Family bathroom and ground-floor guest WC
- Convenient access to Dorridge railway station Close to local shops, restaurants and amenities

Guide Price £750,000

HUNTERS®
HERE TO GET *you* THERE

Hansell Drive, Dorridge

DESCRIPTION

Impressive Four-Bedroom Detached Family Home in the Highly Desirable Location of Dorridge, Solihull

Hunters Estate Agents are delighted to present this impressive four-bedroom detached family residence, ideally situated in the highly sought-after village of Dorridge. Offering approximately 1,796 sq. ft. of spacious and versatile accommodation, this substantial home is perfectly suited to modern family living.

Upon entering, a welcoming entrance porch leads into a central hallway, providing access to the principal ground-floor accommodation. The property boasts an impressive living room, offering generous space for relaxation and entertaining, alongside a substantial additional reception room currently utilised as a bar/lounge, providing excellent flexibility for family gatherings or entertaining guests.

The heart of the home is the expansive kitchen/dining room, measuring approximately 29 feet in length, offering an excellent space for everyday family living and entertaining. Further accommodation includes a dedicated home office, useful storage room and guest WC.

To the first floor are four well-proportioned bedrooms, including a principal bedroom benefiting from fitted wardrobe space and a private en-suite bathroom. Three further bedrooms are served by a family bathroom, making this an ideal home for growing families.

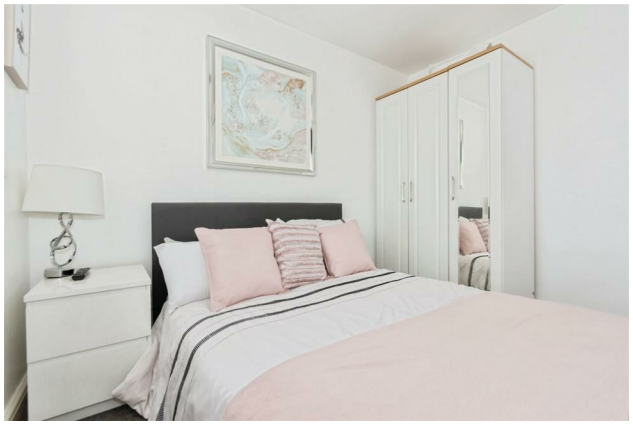
Dorridge is renowned for its excellent local amenities, including independent shops, cafés, restaurants and a Sainsbury's supermarket. Nearby Knowle village offers further boutique shopping and dining opportunities, while Solihull town centre provides an extensive range of retail and leisure facilities.

The area is particularly popular with families due to its highly regarded schools, including Dorridge Primary School, Bentley Heath Church of England Primary School and Arden Academy, subject to individual catchment eligibility.

Dorridge railway station offers convenient connections to Birmingham and London Marylebone, while excellent road link











Ground Floor **First Floor**

Total floor area 166.8 sq.m. (1,796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

1626 High Street, Knowle, B93 0JU
Tel: 01564 770707 Email:
knowlesales@hunters.com https://www.hunters.com

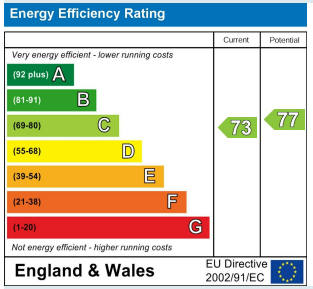
The Property Ombudsman

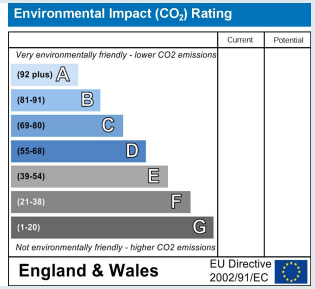
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: E

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

HUNTERS®

HERE TO GET *you* THERE