



- Viewing Is Highly Recommended
- Stunning Four Bedroom Detached Family Home
- Lounge, Dining Room & Study

19 Woodstock Crescent, Dorridge, B93 8DA

A well presented four bedroom detached house nestled in a quiet spot on this popular cul-de-sac in Dorridge. Offering spacious family accommodation, being a short walk to Dorridge village and train station, and within catchment for desirable schools, this is one not to miss! This property also offers the potential to extend (STPP).



Property Description

DETAILS

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The entrance porch leads to the hallway, in turn opening to the lounge on the right. The room is light and spacious with a bay window to the front and feature inglenook fireplace. The dining room can be accessed from the lounge as well as the kitchen and has been extended to provide a lovely room for entertaining, also with benefits from French doors opening to the garden. The modern breakfast kitchen is well equipped with a useful larder, with the utility providing access to the guest cloakroom and door to the garden. This property also has as a study to the front, which is perfect for those working from home.



To the first floor the principal bedroom has fitted wardrobes and a large en-suite, and there are three further double bedrooms with



a modern family bathroom. This property also offers the potential to extend (STPP).

OUTSIDE

The property is set behind a block paved driveway with a detached double garage and benefits from gated side access to the rear. The mature rear garden offers a private rear garden with a full width paved patio for entertaining.

VIEWING

At short notice with DM & Co. Homes on 01564 777 314 or by email dorridge@dmandcohomes.co.uk.

GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

OTHER SERVICES

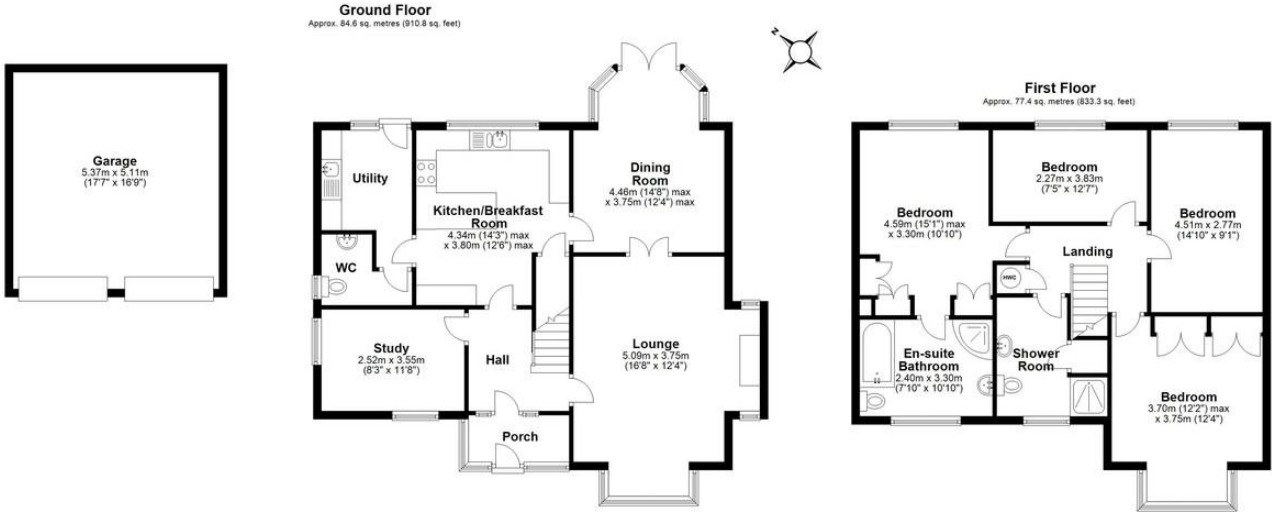
DM & Co Homes are pleased to offer the following services:-

Residential Lettings: If you are considering renting a property or letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 01564 777 314.

WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 01564 777 314 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.



Total area: approx. 162.0 sq. metres (1744.1 sq. feet)
 Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		72	82	(55-68) D	74	74	
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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