



Dorridge Road, Dorridge

Guide Price £1,600,000





PROPERTY OVERVIEW

Located on a premier road of Dorridge and within easy walking distance to Dorridge station and all local amenities is this significantly extended and beautifully presented five bedroom detached property. Set back behind a deep driveway providing parking for several vehicles and lawned foregrounden this large traditional detached property offers a superb family home benefitting from three reception rooms and a large private and south facing rear garden. All ground floor accommodation is accessed via an entrance porch and entrance hallway and includes three reception rooms including formal sitting room with feature fireplace and bay window, dining room with feature fireplace and an extended family room / snug conveniently located off the open plan breakfast kitchen. The ground floor accommodation also includes a superb conservatory overlooking the rear garden and a useful utility off the breakfast area which in turn leads into a double garage. To the first floor are five double bedrooms and two bathrooms. The dual aspect principal bedroom benefits from a large dressing area with extensive fitted wardrobes and a large ensuite, with the remaining bedrooms serviced via the family bathroom. The property also benefits from a large loft area which could easily be converted into further bedrooms if required. Outside the property enjoys a large beautifully landscaped and private south facing rear garden which is mainly laid with lawn with formal borders shrubs and trees and also benefits from a full width paved patio area providing ample room for table and chairs. To view this superb traditional detached family home offering further scope for extension subject to the necessary planning permissions please contact 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 FIVE BEDROOM TRADITIONAL DETACHED
- LOCATED ON THE DORRIDGE TRIANGLE
- SIGNIFICANTLY EXTENDED & IMPROVED
- LARGE PRIVATE SOUTH FACING REAR GARDEN
- SET BACK BEHIND LARGE FRONTAGE & DRIVEWAY
- THREE RECEPTION ROOMS & CONSERVATORY
- OPEN PLAN BREAKFAST KITCHEN
- DOUBLE GARAGE
- WALKING DISTANCE TO DORRIDGE STATION & LOCAL SCHOOLS





ENCLOSED PORCH

ENTRANCE HALLWAY

WC

SITTING ROOM

13' 1" x 16' 1" (4m x 4.9m)

DINING ROOM

13' 11" x 11' 12" (4.25m x 3.65m)

FAMILY/SNUG ROOM

16' 7" x 12' 8" (5.05m x 3.85m)

CONSERVATORY

18' 1" x 15' 1" (5.5m x 4.6m)

BREAKFAST/KITCHEN

18' 1" x 16' 11" (5.5m x 5.15m)

UTILITY

8' 2" x 6' 7" (2.5m x 2m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 7" x 11' 12" (4.75m x 3.65m)

DRESSING ROOM

12' 9" x 11' 6" (3.89m x 3.5m)

ENSUITE

14' 3" x 8' 6" (4.35m x 2.6m)

BEDROOM TWO

18' 1" x 13' 1" (5.5m x 4m)

**BEDROOM THREE**

16' 5" x 11' 12" (5m x 3.65m)

BEDROOM FOUR

10' 12" x 9' 10" (3.35m x 3m)

BEDROOM FIVE

10' 1" x 9' 4" (3.08m x 2.85m)

BATHROOM

9' 10" x 7' 3" (3m x 2.2m)

LOFT SPACE

20' 4" x 15' 9" (6.2m x 4.8m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

20' 8" x 14' 5" (6.3m x 4.4m)

GARAGE

12' 12" x 9' 2" (3.95m x 2.8m)

SOUTH FACING GARDEN**ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, fridge, Whirlpool dishwasher, all carpets, some curtains and fitted wardrobe in five bedrooms

ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers. Broadband: EE. Loft Space: Boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

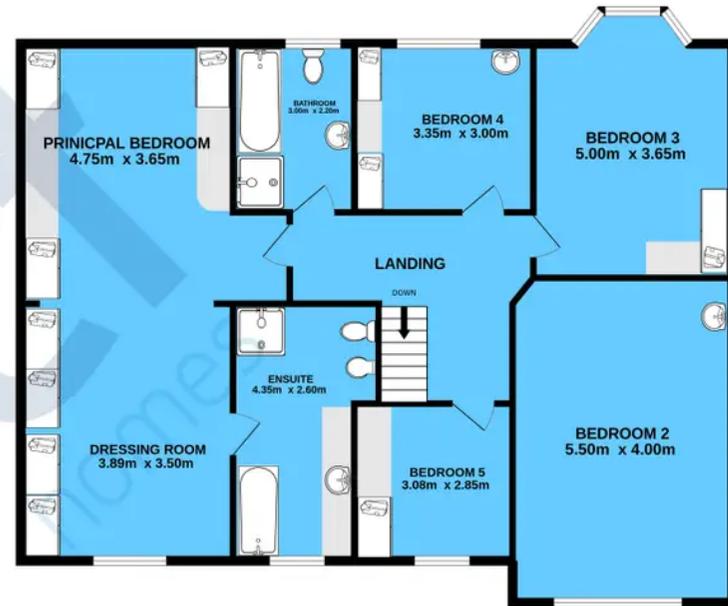
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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