



Rodborough Road, Dorridge

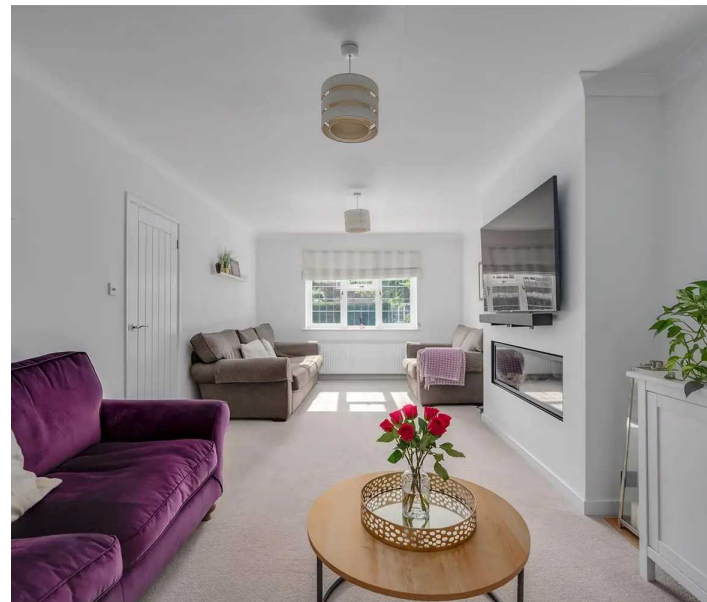
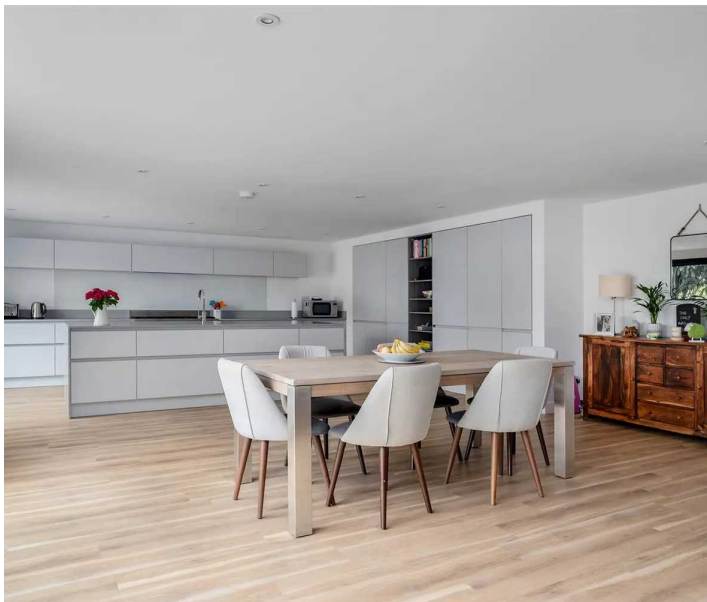
Guide Price £1,495,000





PROPERTY OVERVIEW

Located on a premier road of Dorridge and providing easy access to the local station and village centre is this absolutely stunning six bedroom detached property which has been significantly extended and updated by the existing owners and truly requires internal inspection to be fully appreciated. The ground floor accommodation is accessed via a spacious entrance hallway connecting all reception rooms and leads through to an expansive open plan kitchen / dining room benefiting from a fitted kitchen with modern units and work surfaces, a large dining area and a separate seating area with a Gazco effect fire. Branching off from the kitchen is a generously sized family room with views to the rear garden through a set of sliding doors and a practical utility room with fitted units. The remainder of the ground floor accommodation is made up of a sizeable living room, a home office and downstairs toilet.





The first floor accommodation consists of six bedrooms, one of which is a superb principal bedroom overlooking the rear garden and benefits from fitted wardrobes providing an abundance of storage space and a modern ensuite. Bedrooms two and three are generously sized doubles with fitted wardrobes and ensuite bathrooms, with all remaining bedrooms being serviced via a family bathroom. Outside the property enjoys a large rear garden which is mainly laid with lawn and benefits from two patio areas for outdoor seating. To view this excellent family home call Xact Homes today 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



- Six Bedroom Detached
- Highly Sought After Road Of Dorridge
- Expansive Open Plan Kitchen / Dining Room
- Family Room
- Home Office
- Large Principal Bedroom
- Private Rear Garden
- Large Tarmacadam Driveway





HALL

WC

7' 3" x 4' 7" (2.2m x 1.4m)

LIVING ROOM

22' 2" x 11' 6" (6.75m x 3.5m)

FAMILY ROOM

12' 8" x 11' 4" (3.85m x 3.45m)

HOME OFFICE

11' 4" x 7' 10" (3.45m x 2.4m)

KITCHEN/DINING ROOM

KITCHEN AREA

20' 6" x 14' 9" (6.25m x 4.5m)

DINING/SEATING AREA

20' 2" x 20' 0" (6.15m x 6.1m)

UTILITY ROOM

14' 10" x 6' 9" (4.51m x 2.05m)

INTEGRAL GARAGE STORE

14' 9" x 10' 6" (4.5m x 3.2m)





FIRST FLOOR

PRINCIPAL BEDROOM

19' 10" x 14' 5" (6.05m x 4.4m)

ENSUITE

10' 4" x 9' 0" (3.15m x 2.75m)

BEDROOM TWO

14' 3" x 13' 9" (4.35m x 4.2m)

ENSUITE

7' 10" x 3' 11" (2.4m x 1.2m)

BEDROOM THREE

12' 6" x 11' 6" (3.8m x 3.5m)

ENSUITE

7' 10" x 3' 3" (2.4m x 1m)

BEDROOM FOUR

14' 7" x 9' 10" (4.45m x 3m)

BEDROOM FIVE

12' 4" x 10' 0" (3.75m x 3.05m)

BEDROOM SIX

14' 5" x 6' 11" (4.4m x 2.12m)

BATHROOM

9' 2" x 6' 7" (2.8m x 2m)



OUTSIDE THE PROPERTY

OFF ROAD PARKING

NORTH WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Fisher & Paykel integrated oven, Fisher & Paykel integrated hob, extractor, Siemens fridge, Siemens freezer, Siemens dishwasher, all carpets, curtains and blinds, underfloor heating (ground floor, excluding WC, living room and home office), garden shed, electric garage door and gazebo.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - BT. Loft space - boarded with ladder and lighting.

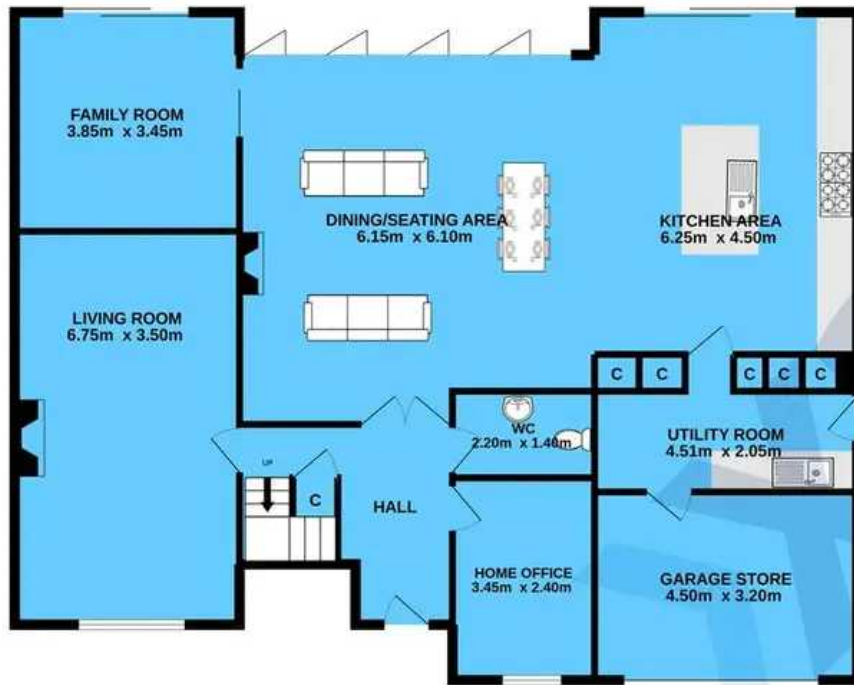
MONEY LAUNDERING REGULATIONS

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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