



# The Crib Gate Lane, Dorridge

Guide Price £1,950,000







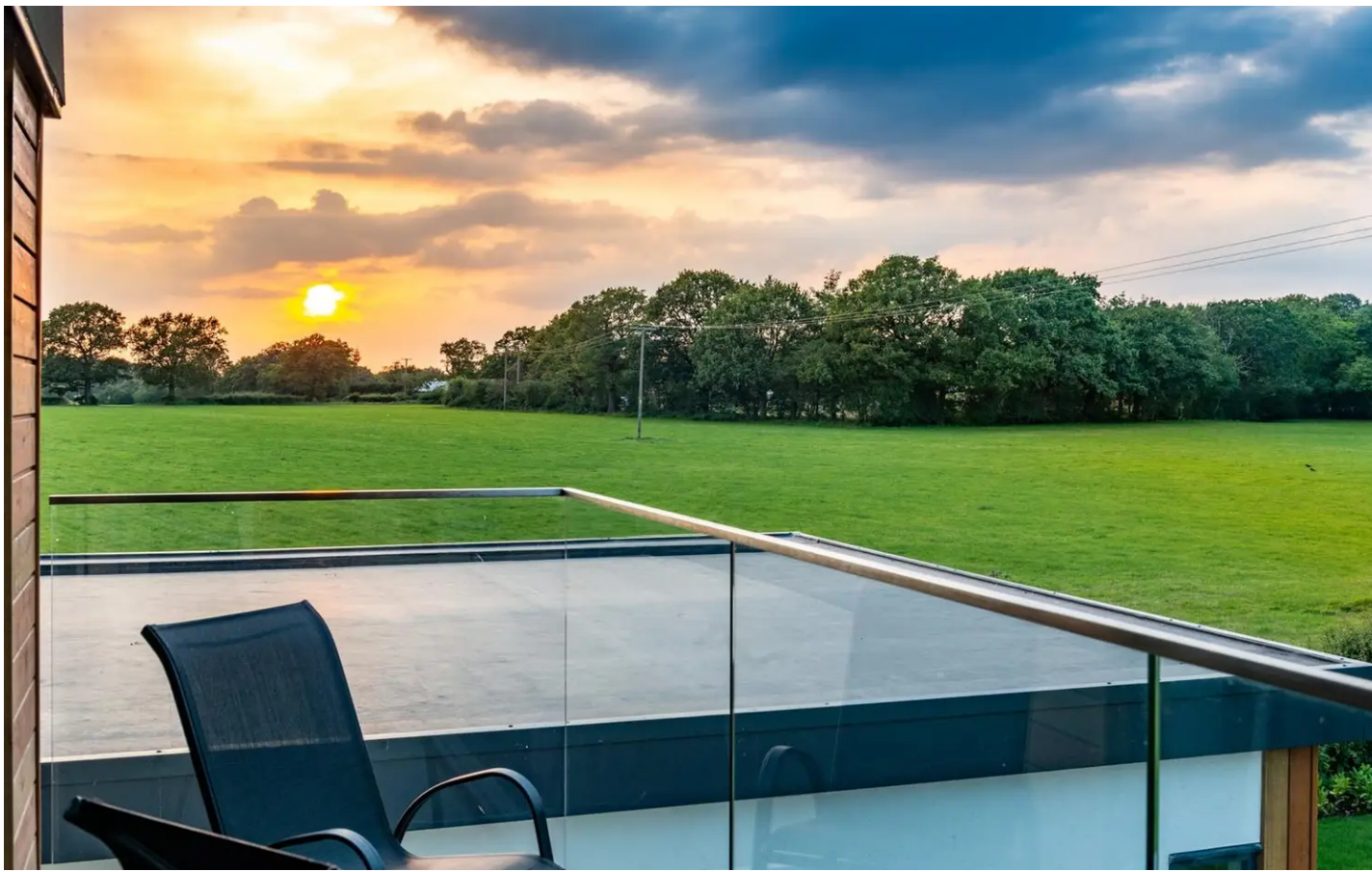
#### PROPERTY OVERVIEW

Situated within Dorridge, The Crib enjoys outstanding views to surrounding fields and yet provides convenient access into Dorridge Village and Solihull town centre. Set within gardens of approximately 0.4 of an acre, this individually designed and absolutely stunning five double bedroom and five luxury bathroom/ensuite contemporary family home was originally built in 2017 and was extended in 2018 to include a stunning master suite with large walk in wardrobe, Porcelanosa ensuite and balcony affording views to open greenbelt. In addition, a large purpose built gymnasium has been added to the rear of the garage.



Finished to the highest specification throughout, the property boasts many features including underfloor heating to the ground floor, cat 6 cabling throughout and internally boasts immense amounts of natural light via sliding doors, light wells and picture windows. The ground floor accommodation has been specifically designed for modern living and includes a stunning open plan kitchen dining and family room with full width sliding doors opening onto the rear patio with internal sliding doors opening into the living room and large study.





To the front of the property is a separate sitting room / snug and luxury guest cloakroom. The first floor accommodation is accessed via a glass staircase and stairwell and benefits from five double bedrooms all with Porcelanosa ensuite and extensive fitted wardrobes. The master suite consists of a large walk in wardrobe, large luxury ensuite with freestanding bath and separate shower and a balcony providing stunning and uninterrupted views to open fields.

Outside, the property affords a large tarmac driveway set behind an electrically operated gate which leads to a detached double garage with a purpose built studio / gymnasium. The property is set within large gardens which are mainly laid with lawn and full width patio area which extend to the rear and side of the property.







#### 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.



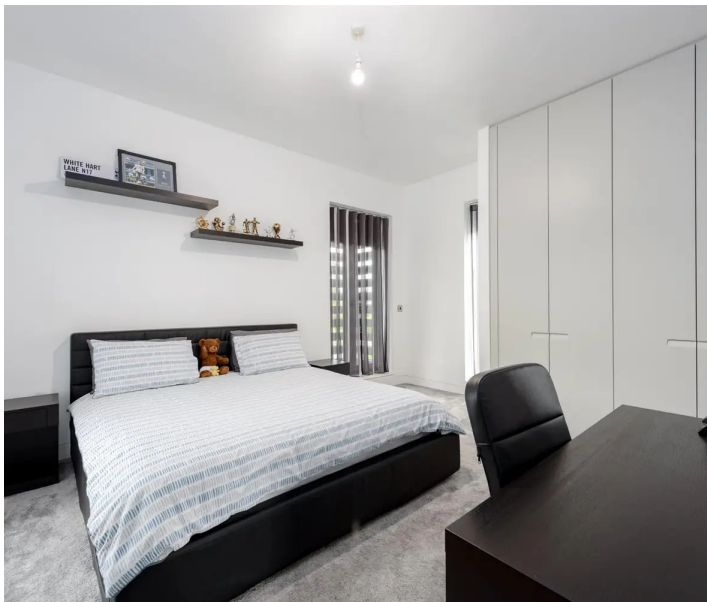




Council Tax band: G

Tenure: Freehold

- Stunning Contemporary Property Built In 2017
- Benefitting From Uninterrupted Views To Open Fields
- Large Open Plan Living Accommodation
- Underfloor Heating To Ground Floor
- Five Double Bedrooms
- Five Luxury Bathrooms/Ensuites
- Gymnasium
- Gated Driveway Leading To A Double Garage
- Gardens & Grounds Approx 0.4 Of An Acre







**HALL**

**LIVING ROOM**

15' 1" x 13' 7" (4.6m x 4.14m)

**STUDY**

13' 9" x 11' 3" (4.2m x 3.43m)

**SITTING ROOM**

20' 11" x 15' 1" (6.38m x 4.59m)

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

30' 1" x 22' 12" (9.16m x 7m)

**UTILITY**

18' 10" x 5' 3" (5.75m x 1.59m)

**GUEST CLOAKROOM**

4' 7" x 3' 12" (1.39m x 1.21m)

**STORE**





## FIRST FLOOR

### BEDROOM ONE

17' 3" x 14' 7" (5.26m x 4.45m)

### WALK IN WARDROBE

9' 1" x 4' 2" (2.77m x 1.28m)

### ENSUITE

11' 1" x 7' 10" (3.39m x 2.39m)

### BEDROOM TWO

15' 1" x 12' 7" (4.59m x 3.84m)

### ENSUITE

7' 1" x 4' 8" (2.15m x 1.43m)

### BEDROOM THREE

14' 10" x 9' 3" (4.53m x 2.82m)

### ENSUITE

11' 6" x 3' 10" (3.51m x 1.18m)

### BEDROOM FOUR

11' 5" x 9' 9" (3.48m x 2.97m)

### ENSUITE

7' 1" x 4' 8" (2.15m x 1.41m)

### BEDROOM FIVE

10' 8" x 9' 10" (3.25m x 2.99m)

### ENSUITE

6' 2" x 4' 10" (1.87m x 1.47m)

### WALK IN WARDROBE

11' 4" x 3' 6" (3.46m x 1.06m)







#### **OUTSIDE THE PROPERTY**

##### **GYM**

16' 9" x 13' 5" (5.1m x 4.1m)

##### **GARAGE**

18' 0" x 17' 5" (5.49m x 5.31m)

##### **GARDEN**

North/East facing

##### **ITEMS INCLUDED IN THE SALE**

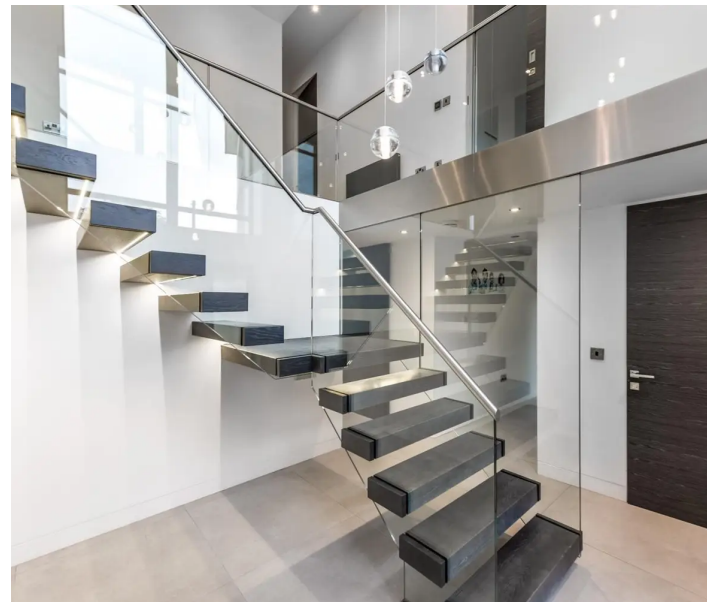
Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, carpets, fitted wardrobes, underfloor heating, CCTV and electric garage door

##### **ADDITIONAL INFORMATION**

Services - Mains gas and electricity Broadband - Business broadband - Fibre Optic

##### **MONEY LAUNDERING REGULATIONS**

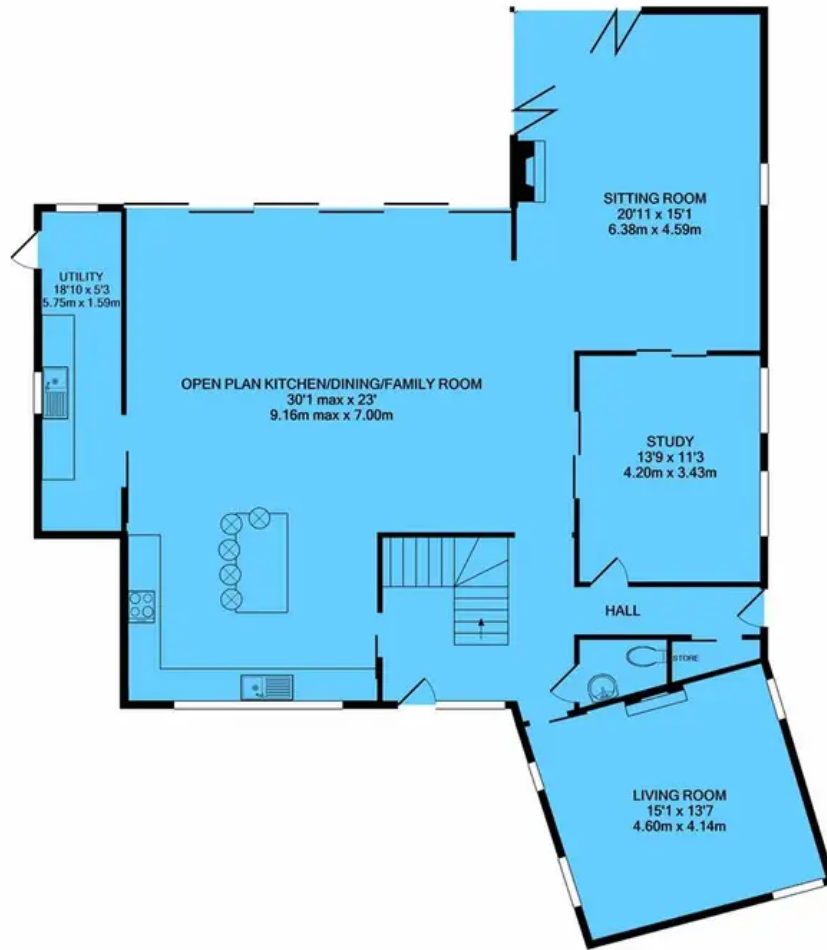
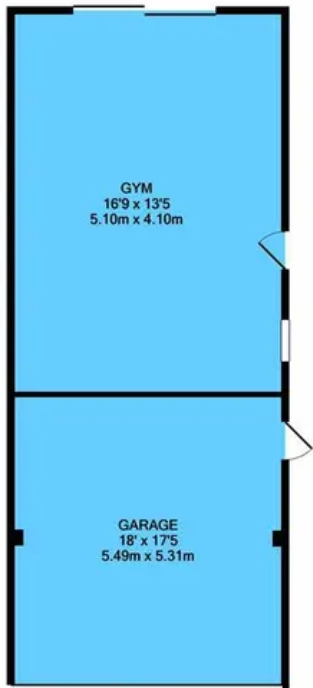
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



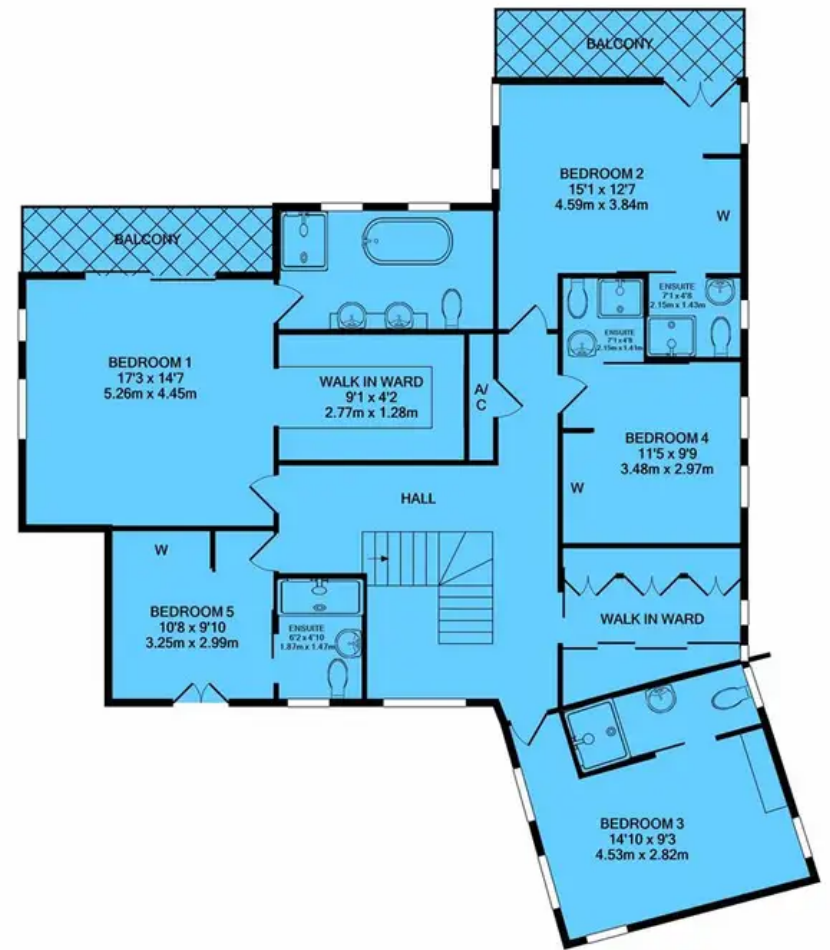








GROUND FLOOR  
APPROX. FLOOR  
AREA 2363 SQ.FT.  
(219.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1534 SQ.FT.  
(142.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3897 SQ.FT. (362.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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