



Station Road, Dorridge

In Excess Of £695,000



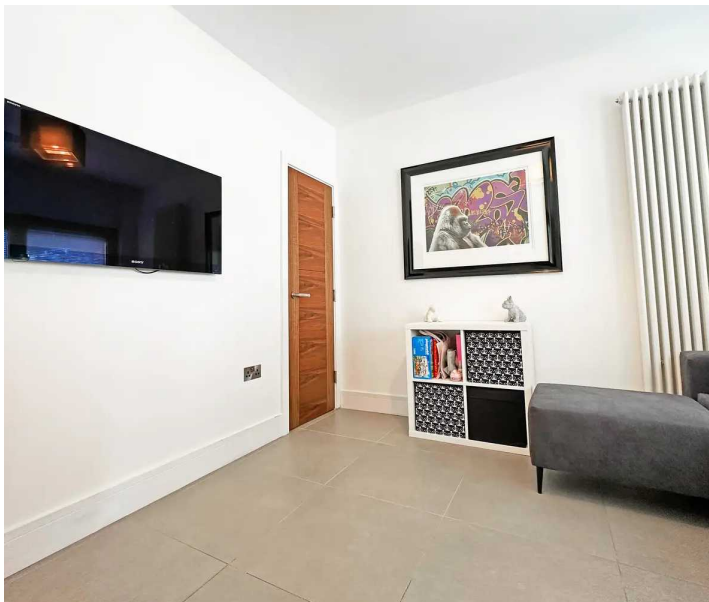


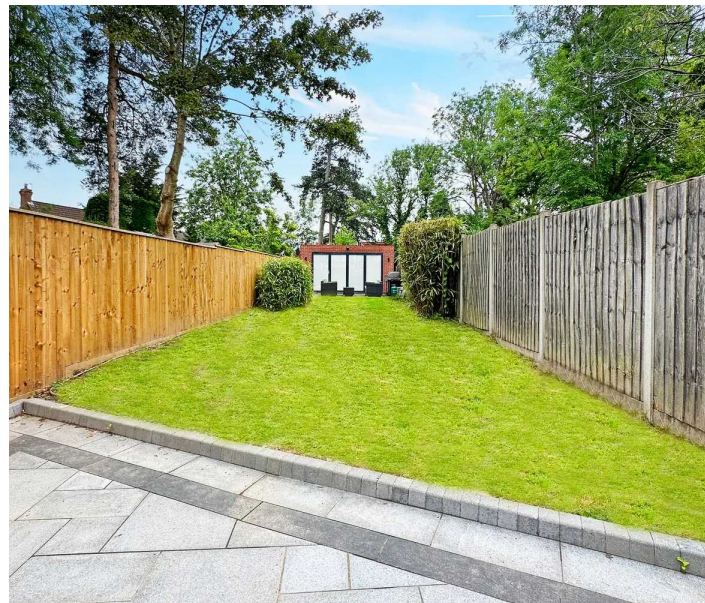
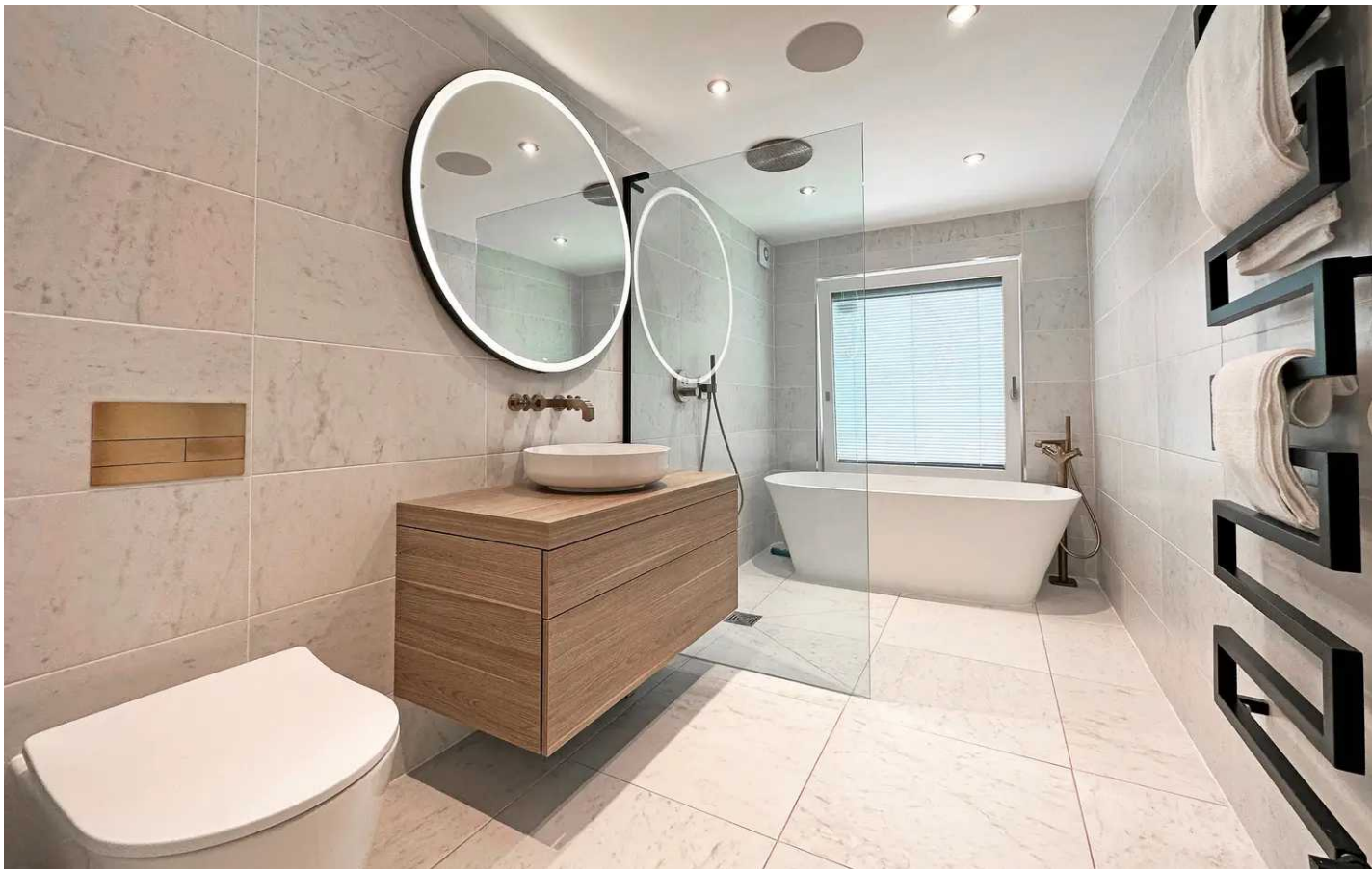
PROPERTY OVERVIEW

This stunning four bedroom semi-detached property set over three stories has been significantly extended and updated creating a luxury family home finished to a high specification. Recently tastefully remodelled including a full rewire (with cat 6 cable run throughout), replumb, internorm aluminium triple glazed windows with integrated automated blinds and real hardwood interior finish, electric front door with fingerprint entry, Control 4 home automation system (controlling heating, lighting, blinds, music, intercom and CCTV), ceiling mounted speakers in all rooms (including bedrooms and bathrooms) and CCTV system covering all external areas (including the garage and rear driveway). The property is set behind a wide tarmac driveway providing ample parking for multiple vehicles with telescopic bollards. The ground floor accommodation is accessed via an electric front door leading into a spacious entrance hallway benefiting from a large cloakroom / side store and connects all reception rooms. At the heart of the property is an impressive open plan kitchen / diner / family room, the kitchen contains high end German units and integrated appliances with silestone worktops, buster & punch light fittings and mirrored glass splashback and benefits from a large breakfast island and an abundance of natural light via a set of sky lights.



Connected to the kitchen is a fabulous sun room with sliding doors opening out to the rear garden offering versatility to be used as a dining room or additional family room. The remainder of the ground floor is made up of a living room overlooking the front of the property and a guest toilet. The first floor accommodation is made up of three bedrooms, two of which are generously sized doubles with bedroom four offering flexibility to be used as a home office with all bedrooms serviced via a family bathroom. The second floor comprises of a large principal bedroom with modern ensuite, excellent views of the rear garden and eves storage. The exterior of the property is finished with monocouche render as well as zinc cladding to the front of the property and rear dormer. Outside the property enjoys a lawned rear garden with an expansive patio seating area and a large four car garage (with electric roller door and telescopic bollards), which has been significantly extended offering versatility to be used as a home office or games room being fully plastered with ceramic tiled floor, Wi-Fi, cat 6 cabling and bifold doors leading onto the garden. To view this exceptional property 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: D

Tenure: Freehold



- Four Bedroom Semi-Detached Property
- Significantly Extended & Updated
- High Specification Throughout
- Open Plan Kitchen / Diner / Family Room
- Living Room
- Modern Family Bathroom
- Principal Bedroom With Ensuite
- Lawn Rear Garden With Patio Seating
- Large Four Car Garage

ENTRANCE HALLWAY

LARGE CLOAKROOM / SIDE STORE

OPEN PLAN KITCHEN / DINER / FAMILY ROOM 29' 7" x 16' 1" (9.02m x 4.91m)

SUN ROOM 14' 3" x 11' 7" (4.34m x 3.52m)

LIVING ROOM 12' 9" x 9' 11" (3.88m x 3.02m)

GUEST TOILET

FIRST FLOOR

BEDROOM TWO 13' 1" x 9' 7" (3.99m x 2.92m)

BEDROOM THREE 12' 10" x 10' 2" (3.91m x 3.11m)

BEDROOM FOUR 10' 1" x 5' 9" (3.07m x 1.76m)

BATHROOM 12' 2" x 6' 1" (3.72m x 1.86m)





SECOND FLOOR

PRINCIPAL BEDROOM

18' 2" x 15' 7" (5.53m x 4.75m)

EN-SUITE

6' 2" x 6' 1" (1.88m x 1.85m)

OUTSIDE THE PROPERTY

FOUR CAR GARAGE

41' 2" x 14' 6" (12.56m x 4.43m)

REAR GARDEN

ITEMS INCLUDED IN SALE

Fisher & Paykel integrated oven, integrated hob, De dietrich extractor, Fisher & Paykel microwave, Liebherr fridge freezer, Siemens dishwasher, all carpets, all blinds, all light fittings and an electric garage door.

ADDITIONAL INFORMATION

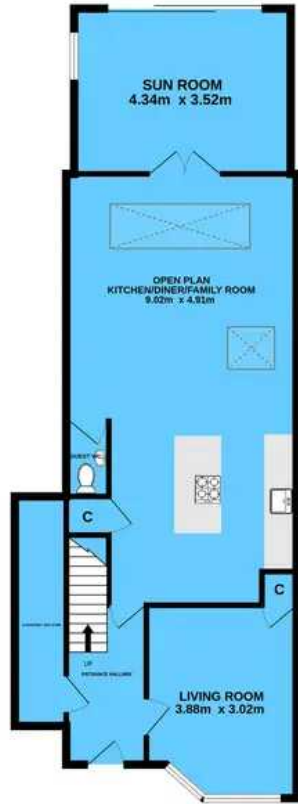
Services - mains gas and electricity. Broadband - Virgin.

MONEY LAUNDERING REGULATIONS

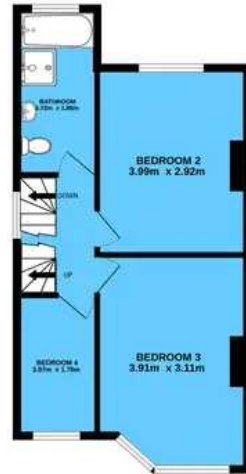
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



GARAGE



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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