



Rodborough Road, Dorridge

Guide Price £1,150,000







## PROPERTY OVERVIEW

Presenting a remarkable opportunity, this five bedroom detached property has been thoughtfully extended by the current owners to create a truly versatile family home. Nestled on a highly sought-after road in Dorridge, this residence boasts convenience with its close proximity to the train station and local amenities.

Beyond the front door lies a spacious entrance hallway, connecting the various areas on the ground floor. The heart of this home is the bright and airy kitchen/diner, equipped with state-of-the-art integrated appliances, skylights for an abundance of natural light, and bi-fold doors that seamlessly blend indoor and outdoor living. Adjacent to the kitchen is a practical utility room and a single garage. Further enhancing the ground floor is a generously sized living room leading seamlessly into a spacious family room, including bi-fold doors that open up onto the rear garden. Additionally, a convenient home office provides the perfect space for remote work or study.





Ascending to the first floor, you will find five generous bedrooms. The outstanding principal bedroom has been extended and features a modern en-suite for optimal comfort. The second bedroom also offers a sizeable double and an en-suite shower room, while the remaining bedrooms are serviced via a well-appointed family bathroom.

Outside the property enjoys a delightful rear garden which is mainly laid with lawn whilst to the front is a wide tarmac driveway providing parking for multiple vehicles.

This exceptional property awaits a discerning buyer seeking space, functionality, and enviable location.

#### 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: F

Tenure: Freehold

- Five Bedroom Detached Property
- Close Proximity To Dorridge Station
- Thoughtfully Extended By Existing Owners
- Open Plan Kitchen / Diner
- Living Room & Family Room
- Study / Home Office
- Principal Bedroom With Ensuite Bathroom
- Family Bathroom
- Lawn Rear Garden

**ENTRANCE HALLWAY**

10' 0" x 6' 9" (3.04m x 2.05m)

**DOWNSTAIRS WC**

4' 8" x 4' 6" (1.41m x 1.37m)

**KITCHEN/DINER**

23' 0" x 19' 3" (7.01m x 5.86m)

**UTILITY ROOM**

7' 10" x 6' 9" (2.40m x 2.05m)

**LIVING ROOM**

11' 7" x 17' 7" (3.52m x 5.35m)

**FAMILY ROOM**

17' 10" x 14' 0" (5.44m x 4.26m)

**HOME OFFICE**

10' 0" x 9' 4" (3.05m x 2.84m)







## FIRST FLOOR

### PRINCIPAL BEDROOM

26' 2" x 11' 7" (7.98m x 3.54m)

### ENSUITE

8' 9" x 6' 0" (2.66m x 1.84m)

### BEDROOM TWO

18' 9" x 9' 5" (5.72m x 2.86m)

### ENSUITE SHOWER ROOM

4' 11" x 5' 1" (1.50m x 1.55m)

### BEDROOM THREE

10' 6" x 9' 7" (3.21m x 2.91m)

### BEDROOM FOUR

7' 10" x 13' 11" (2.38m x 4.23m)

### BEDROOM FIVE

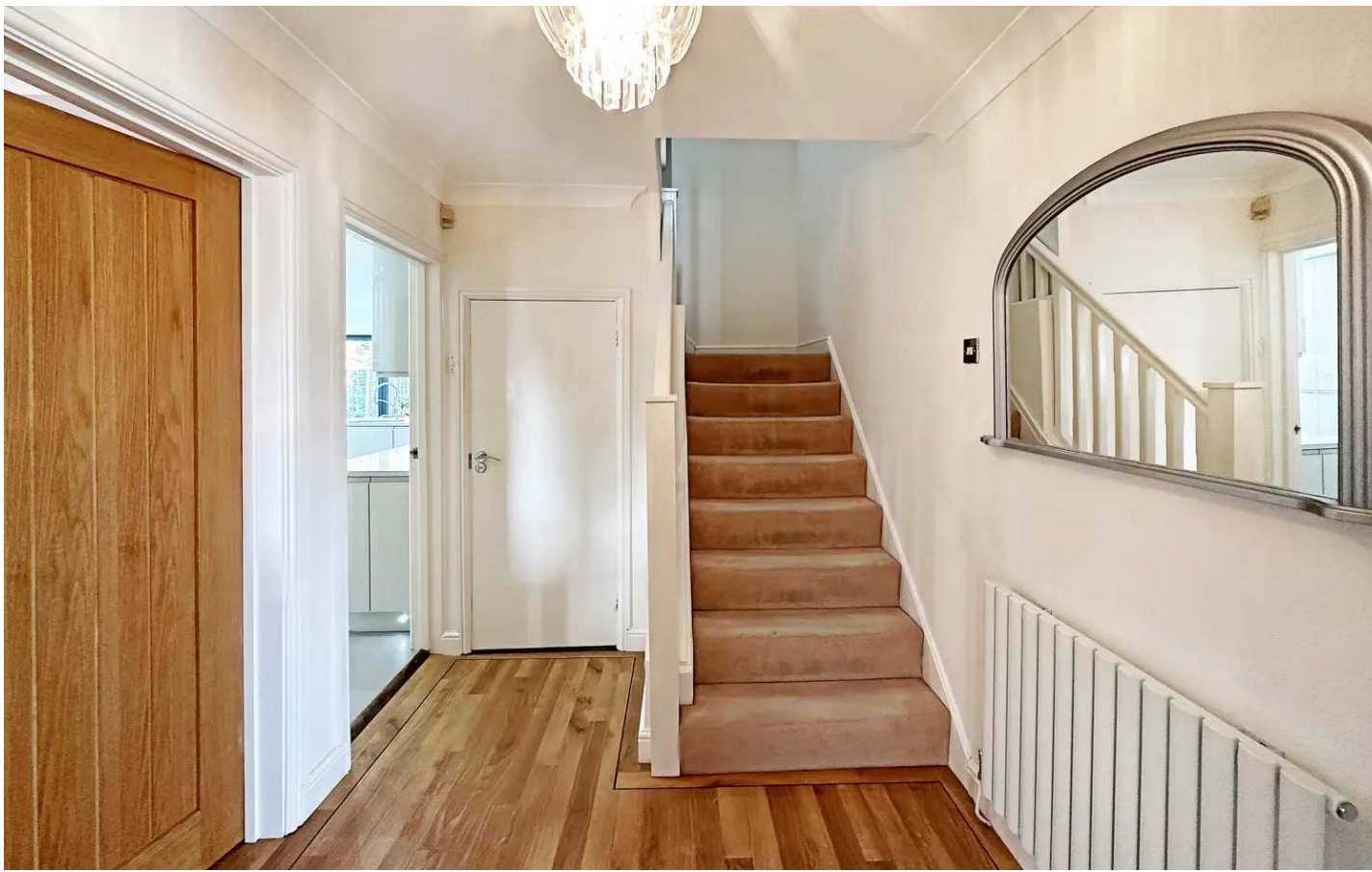
7' 4" x 14' 0" (2.24m x 4.27m)

### BATHROOM

9' 3" x 5' 10" (2.83m x 1.78m)







## **OUTSIDE THE PROPERTY**

### **GARAGE**

8' 2" x 15' 11" (2.49m x 4.85m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 201.3 sq.m. = 2167 sq.ft. approx.

### **NORTH WEST FACING GARDEN**

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

Hotpoint integrated oven, Hotpoint integrated hob, Hotpoint extractor, Hotpoint microwave, Hotpoint fridge, Hotpoint freezer, Hotpoint dishwasher, all carpets, all curtains, all blinds and all light fittings.

### **ADDITIONAL INFORMATION**

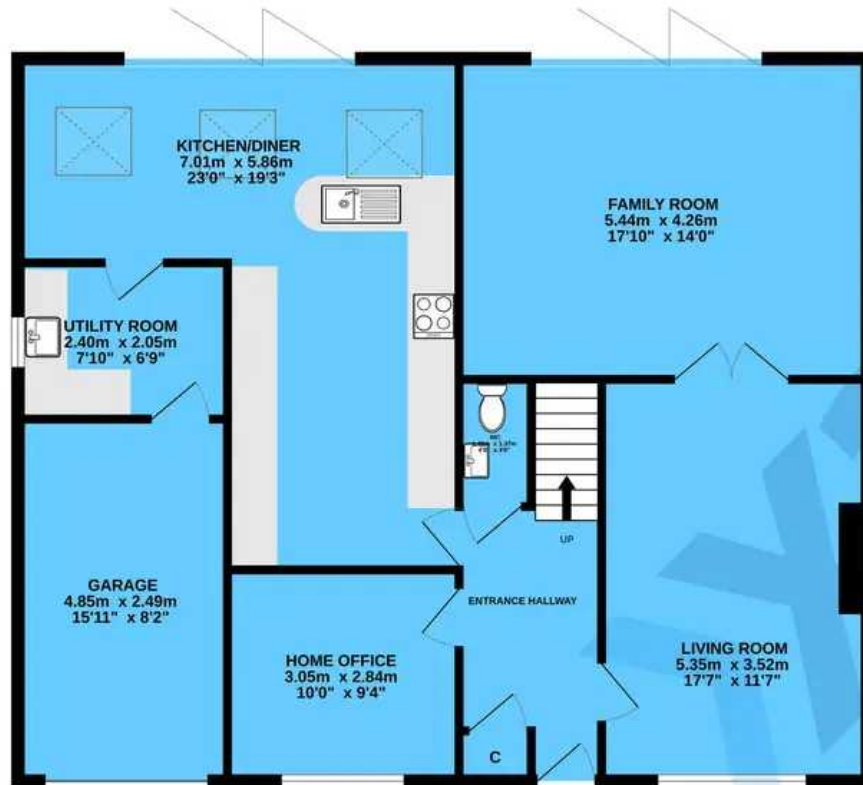
Services: water meter, mains gas, electricity and mains sewers. Broadband: TBC Loft Space: boarded with ladder and lighting

### **MONEY LAUNDERING REGULATIONS**

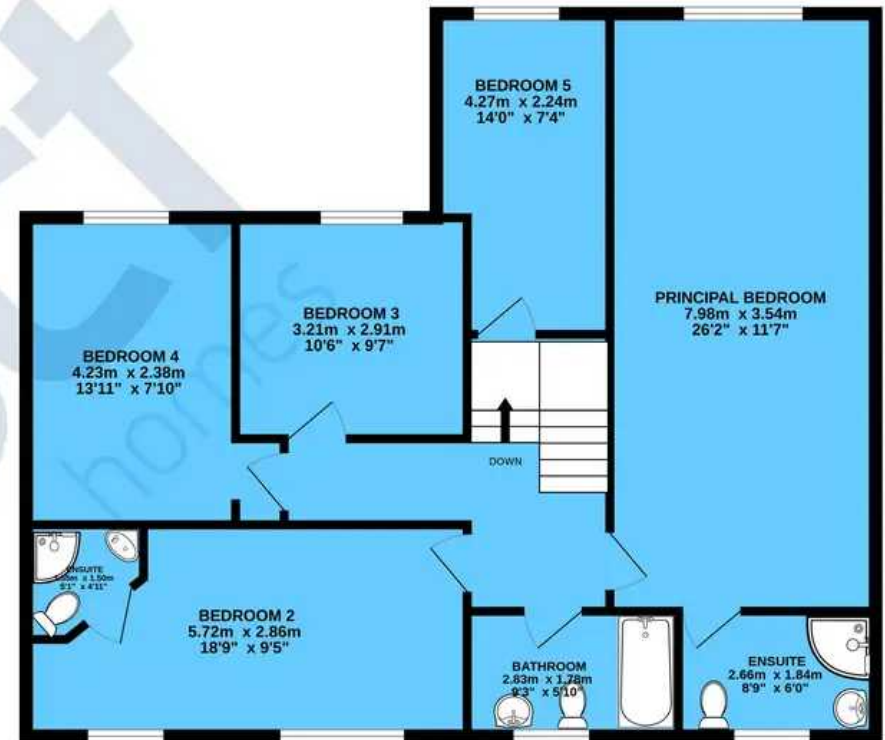
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
107.8 sq.m. (1161 sq.ft.) approx.



1ST FLOOR  
93.5 sq.m. (1006 sq.ft.) approx.



TOTAL FLOOR AREA : 201.3 sq.m. (2167 sq.ft.) approx.

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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