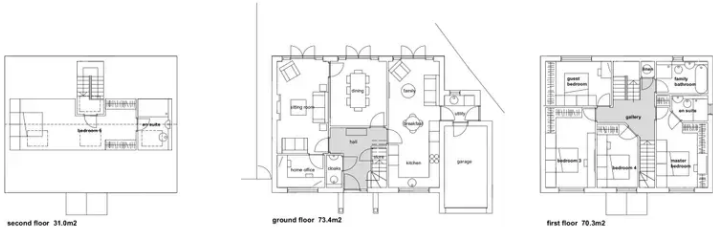




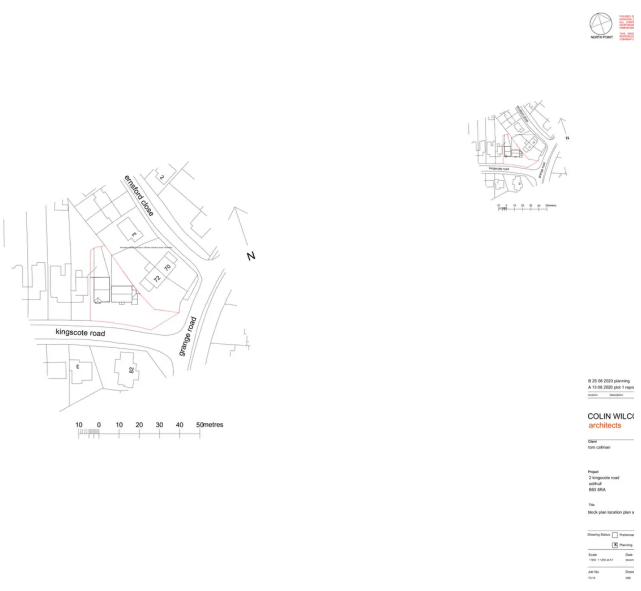
Kingscote Road, Dorridge

Guide Price £995,000





COLIN WILCOX architects  
 Client: Tom Callinan, Key Construction  
 Project: 2 Kingscote Road, B93 8RA  
 Title: plot 2 plans elevations as proposed  
 Drawing Status:  Preliminary  Tender  As Built  
 Planning  Construction  
 Scale: 1:100 a11 Date: December 2019 Drawn: [initials]



## PROPERTY OVERVIEW

Attwood Grange, is a “New Build” designed 5 Bedroom detached Family home. Located with in easy walk of Dorridge village Centre.

This is an individually designed detached residence within the sought after location of Dorridge.

Approached via its own private drive, Attwood Grange, is a New Build home, built to a high specification by a local developer, benefiting from a ten year structural warranty.

This large family home has spacious accommodation to the ground floor including sitting room, dining room, home office, open plan breakfast kitchen/family room, with French glass doors to the rear garden, utility room and a guest cloakroom. To the first floor, is a principal bedroom with a luxury ensuite, with the three further bedrooms sharing a family bathroom. To the third floor is located a fifth bedroom with walk in wardrobe and luxury ensuite. The kitchen and bathrooms are individually designed to a high quality specification to provide the ultimate luxury family living.

High quality specification in brief include:-



### Kitchens:

Individually designed Ocean Joinery kitchen with Neff appliances to include oven, fridge/freezer, dishwasher, induction hob, extractor. Quartz work surfaces and upstands.

### Bathrooms:

Laufen Sanitary ware with hansgrohe Chrome fittings. Porcelanosa tiling – Full height to all walls and floors.

### Finishes/Fixtures:

Artico flooring to hallway, kitchen, utility and bathrooms. Balustrade staircase with handrails. Underfloor heating across the ground floor with radiators upstairs. Fitted wardrobes “to walk” in Principal bedroom. Internal doors to be pre-finished deanta eley oak veneered, with softwood skirting & architrave. All internal walls to be painted.

- New Build Detached Home By Aspire Homes
- 5 Bedroom, 3 Storey Home
- “Walk in” Wardrobe to Bedroom Five
- 2 x Ensuites
- Open Plan Breakfast Kitchen/Family Room
- Separate Formal Sitting Room
- Home Office
- Residence 7 Triple Glazed Windows
- CCTV Fitted With Mobile App
- Close To Dorridge Village Centre
- TV System Ready For Sky Q Install
- Ajax Alarm System
- Valliant Aro THERM Heat Pump System



COLIN WILCX  
architects

Project:  
2 Kingsgate Road  
Dorridge  
B93 9PA

Date:  
2022

Client:  
Aspire Homes

Architect:  
Colin Wilcx Architects

Scale:  
1:50

Drawn by:  
CWA

Check by:  
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Scale:  
1:50

Drawn by:  
CWA

Check by:  
CWA

### 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.

Tenure: Freehold

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

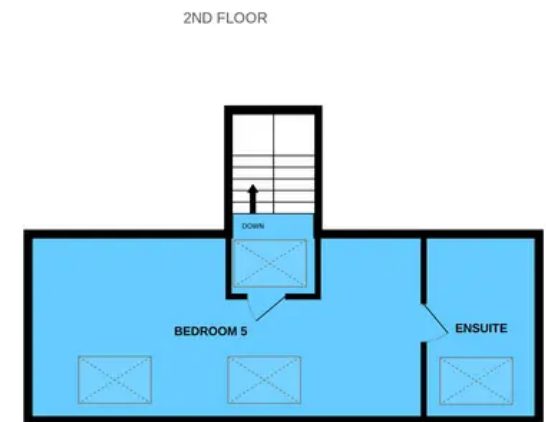
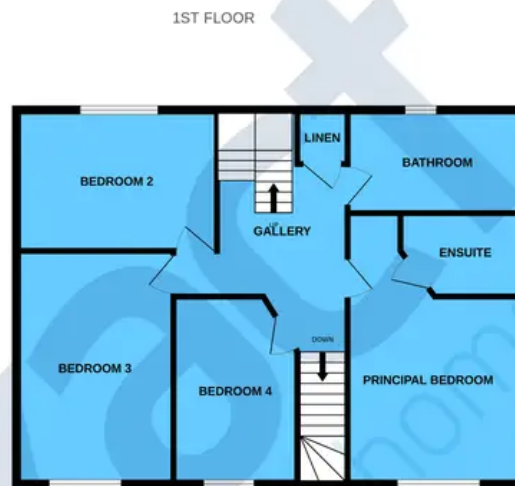
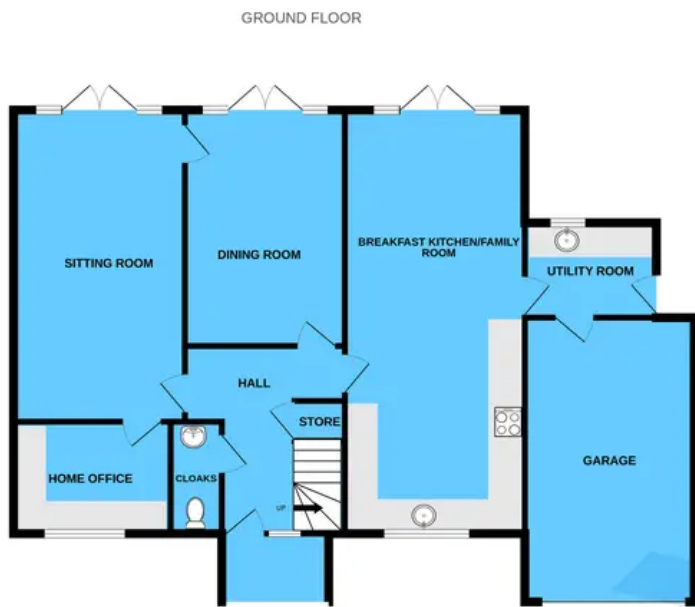
Neff integrated oven, Neff integrated hob, Neff microwave, Neff fridge, Neff freezer, Neff dishwasher, all carpets and light fittings, underfloor heating, CCTV, Horman electric garage door and car charging point.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains electricity and sewers.  
Broadband - Openreach - 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.



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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# Xact New Homes

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LAND & NEW HOMES

