



## Althorpe Drive, Dorridge

Guide Price £850,000

**xact**  
EXCLUSIVE







## PROPERTY OVERVIEW

Situated within a quiet cul-de-sac and sought-after area of Dorridge, this meticulously designed five-bedroom detached home offers an exceptional blend of space, style, and modern comfort. Originally constructed by renowned builders David Wilson Homes, this property has been extended to the rear and has been meticulously maintained throughout.

Set behind a tarmac driveway providing ample parking and garage, you enter the property via a spacious entrance hallway with guest cloakroom and leading to two reception rooms. You are greeted by a well-appointed living room, perfect for entertaining guests or unwinding after a long day. Adjacent to the living area is a versatile space that can be utilised as a playroom or study, catering to the diverse needs of modern-day living.



The heart of this residence is undoubtedly the expansive open-plan kitchen, dining, and family room, seamlessly integrated through a large and bright extension. This light-filled space is ideal for family gatherings and socialising, providing the perfect backdrop for creating lasting memories.





The kitchen also includes a breakfast bar / island and a range of modern appliances. Access to a large utility is also provided via the kitchen which also provides a courtesy door to the side entrance.

The property boasts five generously proportioned bedrooms, each offering fitted wardrobes to ensure ample storage space. The principal bedroom features an ensuite bathroom, providing a private sanctuary for the homeowners. The remaining bedrooms are served by a well-appointed family bathroom, offering convenience and comfort to all occupants.

To the rear of the property, an excellent south-facing landscaped garden awaits, providing a tranquil outdoor space for residents to relax and enjoy the natural surroundings. Whether sipping coffee on the patio or hosting a barbeque with loved ones, this spacious garden offers a full width patio accessed via french doors off the rear extension.



Conveniently located near an array of local amenities, including schools, shops, and transport links, this excellent family home offers a thoughtfully planned layout and a premium residence set in a highly desirable location.





Don't miss your chance to make this exceptional property your new home. Contact us today to schedule a viewing and experience the charm and elegance of this Dorridge gem for yourself.

#### 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.





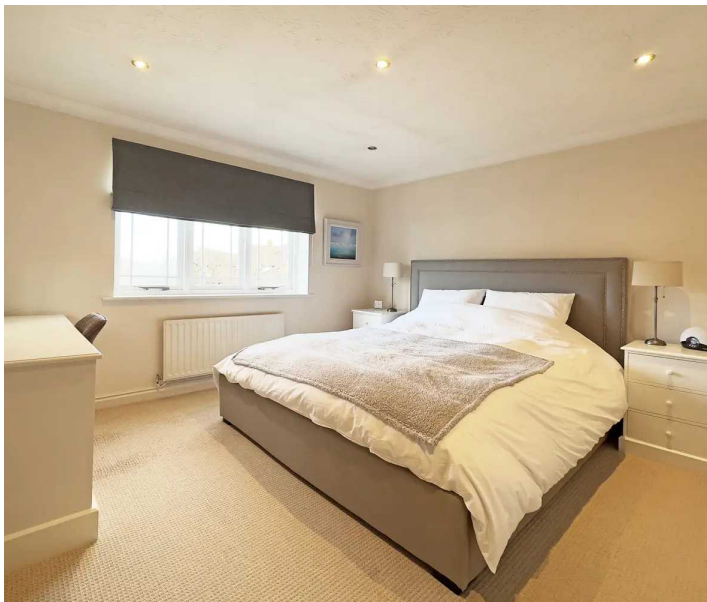


A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides 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

- Five Bedroom Detached
- Originally Built By David Wilson Homes
- Located Within Quiet Cul-de-sac Of Dorridge
- Two Reception Rooms Including Living Room And Play Room / Study
- Large Extended And Open Plan Kitchen / Dining And Family Room
- All Bedrooms With Fitted Wardrobes
- Principal Bedroom With Ensuite
- Excellent South Facing Landscaped Rear Garden
- Garage





## ENTRANCE HALLWAY

### WC

### LIVING ROOM

17' 3" x 11' 10" (5.25m x 3.60m)

### PLAYROOM / STUDY

14' 11" x 7' 9" (4.55m x 2.35m)

### OPEN PLAN KITCHEN / DINING / FAMILY ROOM

### KITCHEN

19' 6" x 8' 10" (5.95m x 2.70m)

### DINING AREA

12' 2" x 10' 6" (3.70m x 3.20m)

### FAMILY ROOM

12' 10" x 9' 5" (3.90m x 2.88m)

### UTILITY ROOM

13' 0" x 5' 3" (3.95m x 1.60m)

### FIRST FLOOR

### PRINCIPAL BEDROOM

12' 4" x 11' 10" (3.75m x 3.60m)

### ENSUITE

8' 2" x 6' 11" (2.50m x 2.10m)

### BEDROOM TWO

15' 9" x 9' 10" (4.80m x 3.00m)

### BEDROOM THREE

11' 4" x 11' 2" (3.45m x 3.40m)

### BEDROOM FOUR

12' 0" x 9' 0" (3.65m x 2.75m)





**BEDROOM FIVE**

14' 11" x 8' 2" (4.55m x 2.50m)

**BATHROOM**

11' 2" x 7' 1" (3.40m x 2.15m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 195.2 sq.m. = 2101 sq.ft. approx.

**OUTSIDE THE PROPERTY****SOUTH FACING LANDSCAPED GARDEN****GARAGE**

16' 5" x 8' 6" (5.00m x 2.60m)

**ITEMS INCLUDED IN SALE**

Rangemaster range cooker, Tecnik extractor, Tecnik microwave/combi oven, Siemens American fridge freezer, Miele dishwasher, Miele washing machine, Rangemaster wine fridge, Neff integrated coffee machine, all carpets, all blinds, fitted wardrobes in five bedrooms, all light fittings and a garden shed.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - which is boarded.

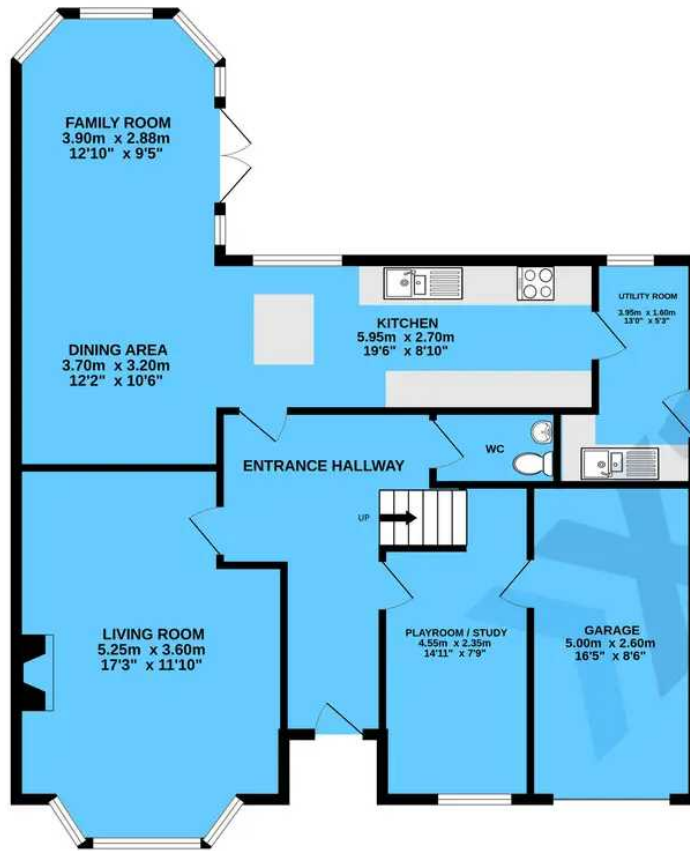
**MONEY LAUNDERING REGULATIONS**

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.

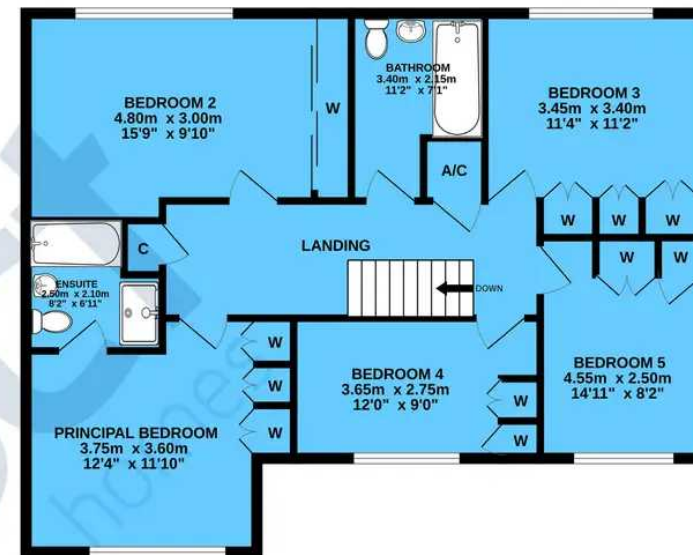




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 195.2 sq.m. (2101 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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