



# Grange Road, Dorridge

Guide Price £1,750,000

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EXCLUSIVE





## PROPERTY OVERVIEW

Located just a short walk away from Dorridge Park, village and station is this individually designed and absolutely stunning six bedroom detached property originally built in 2020 (10 Year New Build Warranty) and boasting circa 4,000 sq ft of luxury accommodation. Set over three floors and having underfloor heating throughout, internal inspection is truly required to fully appreciate this superb family home. Set behind a large block paved driveway providing parking for several vehicles, the property is set on a wide plot with a superb landscaped and private westerly facing rear garden. Internally the property provides an uncompromised family home and is accessed via a bright and airy hallway with Italian Porcelain tiled flooring throughout providing access into three reception rooms including living room, dining or sitting room and study. To the rear of the property is a magnificent open plan kitchen/dining and family room which has a range of integrated appliances throughout, a central Dekton island, bifold doors opening to the rear garden and a large feature central island. Off the kitchen is a large utility with courtesy door leading into the double garage.





To the first floor are four double bedrooms all fitted with luxury ensuite bathrooms with Duravit sanitary ware and Hansgrohe fittings. All rooms have individual thermostats controlling the underfloor heating. The principal suite also benefits from a large dressing room and Juliet balcony overlooking the westerly facing and private rear garden. To the second floor are two bedrooms one of which could easily be used as a cinema room and a further study which also provides access into a Comms room and loft storage. Outside, the property enjoys a generous landscaped garden which enjoys a most private and westerly facing aspect. This is an outstanding opportunity to purchase an individually designed executive property built to the highest standard. Viewing is strictly by appointment by contacting Xact Homes 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: G

Tenure: Freehold

- Stunning Six Bedroom Detached Property
- Easy Walking Distance To Dorridge Station
- Three Reception Rooms
- Open Plan Kitchen / Dining & Family Room
- Principal Bedroom With Large Walk In Wardrobe & Ensuite
- Four Luxury Bathrooms
- Underfloor Heating Throughout
- Private Landscaped Westerly Facing Rear Garden
- Double Garage



#### **ENTRANCE HALLWAY**

#### **CLOAKROOM**

6' 5" x 6' 5" (1.95m x 1.95m)

#### **LIVING ROOM**

14' 7" x 21' 2" (4.45m x 6.45m)

#### **DINING ROOM**

12' 1" x 16' 9" (3.69m x 5.11m)

#### **STUDY**

9' 4" x 7' 5" (2.85m x 2.25m)

#### **KITCHEN/DINING & FAMILY ROOM**

23' 7" x 25' 7" (7.20m x 7.80m)

#### **UTILITY ROOM**

10' 4" x 6' 7" (3.15m x 2.00m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

14' 9" x 20' 4" (4.50m x 6.20m)

#### **ENSUITE**

10' 0" x 5' 3" (3.05m x 1.60m)

#### **BEDROOM TWO**

15' 5" x 20' 4" (4.70m x 6.20m)

#### **ENSUITE**

7' 10" x 11' 2" (2.40m x 3.40m)

#### **BEDROOM THREE**

17' 5" x 17' 5" (5.31m x 5.30m)

#### **BATHROOM**

11' 2" x 7' 9" (3.40m x 2.35m)

#### **BEDROOM FOUR**

11' 10" x 18' 1" (3.60m x 5.50m)

#### **ENSUITE**

7' 5" x 6' 7" (2.25m x 2.00m)



## **SECOND FLOOR**

### **BEDROOM FIVE**

14' 5" x 11' 6" (4.40m x 3.50m)

### **BEDROOM SIX**

14' 5" x 11' 6" (4.40m x 3.50m)

### **SHOWER ROOM**

5' 1" x 6' 3" (1.55m x 1.90m)

### **STUDY**

9' 10" x 5' 11" (3.00m x 1.81m)

### **COMMS ROOM**

9' 10" x 7' 1" (3.00m x 2.16m)

## **OUTSIDE THE PROPERTY**

### **GARDEN**

### **GARAGE**

17' 9" x 17' 1" (5.40m x 5.20m)

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

Siemens integrated oven (x2), Bora integrated hob, Siemens microwave/steamer, Siemens fridge, Siemens freezer, Siemens dishwasher, Siemens washing machine, all carpets, all curtains, all blinds, all light fittings, underfloor heating, garden shed and Horman electric garage door

### **ADDITIONAL INFORMATION**

Services - Water meter, mains gas, electricity and mains sewers  
Broadband - BT Loft Space - Boarded with lighting

### **MONEY LAUNDERING REGULATIONS**

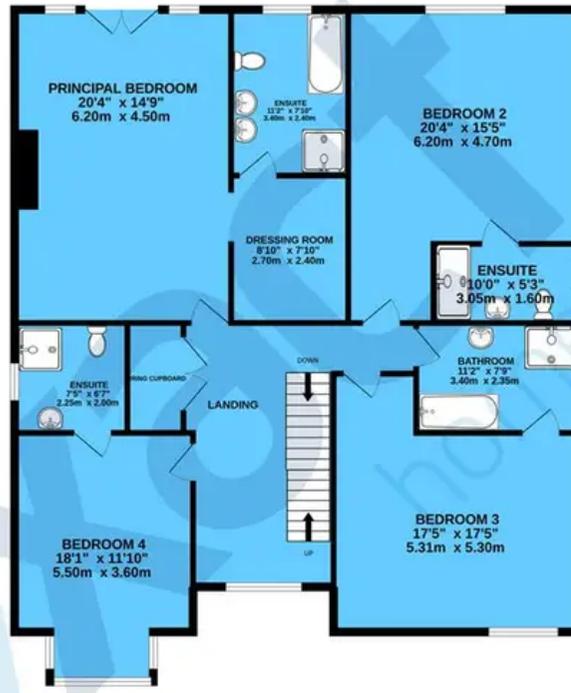
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



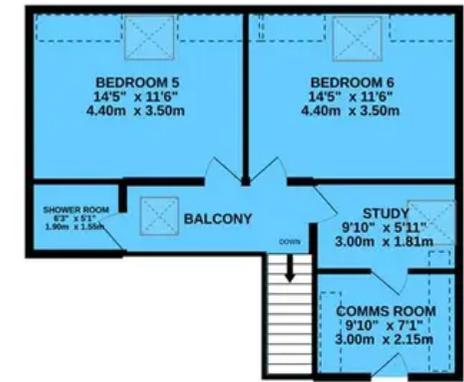
GROUND FLOOR  
1693 sq.ft. (157.3 sq.m.) approx.



1ST FLOOR  
1598 sq.ft. (148.4 sq.m.) approx.



2ND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 3789 sq.ft. (352.0 sq.m.) 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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