



Rodborough Road, Dorridge

Guide Price £825,000





PROPERTY OVERVIEW

We are delighted to present this exceptional extended four-bedroom traditional detached property, located on a highly sought-after road in Dorridge. Offered with no upward chain, this residence holds immense potential for further extension and improvement, subject to the necessary planning permission. With a pleasant, mature front garden space and approached via a block paving driveway, the property is situated within walking distance to both the station and village, providing excellent convenience and accessibility. The garage and extended garage offers ample parking and storage or development space, complementing the desirability of this superb family home. Upon entry, the ground floor is accessed via an enclosed, attractive entrance porch and entrance hallway, and boasts an open plan living and dining room, illuminated by a dual aspect, creating a bright and welcoming ambience. The breakfast kitchen and utility room provide functionality and practicality, catering to the modern family lifestyle.





To the first floor are four well-proportioned bedrooms, all serviced via the family bathroom facilities. Furthermore, the potential exists for those seeking to extend the accommodation to provide further bedrooms or ensuite facilities (STPP). This property presents a rare opportunity for potential homeowners as it falls within the Arden Academy catchment area, solidifying its appeal to families seeking a prestigious educational environment for their children. The south-facing, mature landscaped rear garden offers a private / tranquil retreat, providing a serene outdoor space for relaxation and entertainment. Its immaculate design and thoughtful landscaping enhance the overall aesthetic and appeal of the property. In conclusion, with its prime position and exceptional potential for further enhancement, this residence presents a unique opportunity for discerning buyers looking to establish roots in a highly desirable area. Contact us now to arrange a viewing and secure this remarkable property as your future home.



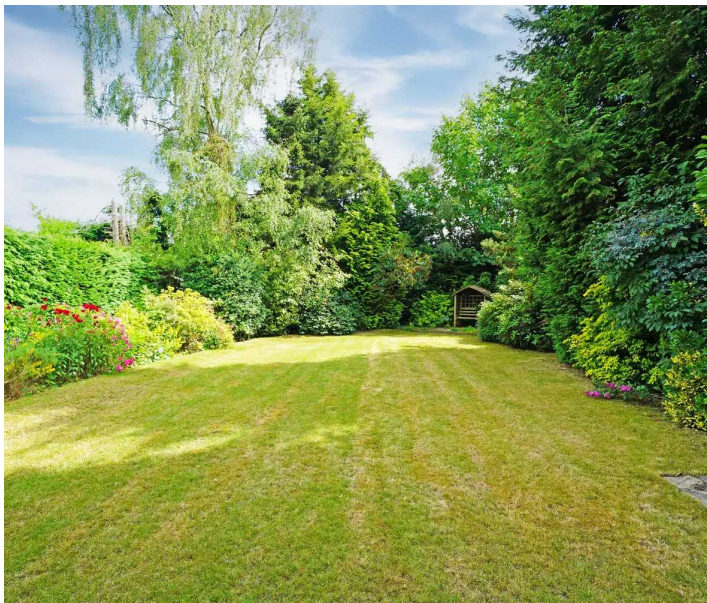


PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and sought-after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), it also 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 highly reputable primary 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





- No Upward Chain
- Extended Four Bedroom Traditional Detached Property
- Located On A Highly Sought After Road Of Dorridge Within Walking Distance To Station And Village
- Significant Scope For Further Extension And Improvement Subject To Planning
- Located Behind Block Paving Driveway With Garage And Extended Garage
- Open Plan Living / Dining Room With Dual Aspect
- Breakfast Kitchen And Utility Room
- Four Bedrooms, Family Bathroom And Downstairs Shower Room
- Rare Opportunity Located Within Arden Academy Catchment Area
- South Facing Landscaped Rear Garden

PORCH

ENTRANCE HALLWAY

LIVING ROOM

19' 8" x 11' 10" (6.00m x 3.60m)

DINING ROOM

12' 0" x 11' 10" (3.65m x 3.60m)

BREAKFAST KITCHEN

16' 11" x 7' 10" (5.15m x 2.40m)

UTILITY ROOM

8' 2" x 6' 7" (2.50m x 2.00m)

SHOWER ROOM

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

FIRST FLOOR

BEDROOM ONE

14' 5" x 12' 0" (4.39m x 3.66m)



**BEDROOM TWO**

12' 0" x 11' 10" (3.65m x 3.60m)

BEDROOM THREE

15' 5" x 7' 10" (4.70m x 2.40m)

BEDROOM FOUR

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

BATHROOM

7' 10" x 5' 5" (2.40m x 1.65m)

WC**TOTAL SQUARE FOOTAGE**

Total floor area: 160.0 sq.m. = 1722 sq.ft. approx.

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

15' 7" x 8' 0" (4.75m x 2.45m)

EXTENDED GARAGE (DOUBLE)

25' 11" x 8' 10" (7.90m x 2.70m)

ITEMS INCLUDED IN SALE

Belling integrated hob, all carpets, all blinds, all light fittings and a small garden shed.

ADDITIONAL INFORMATION

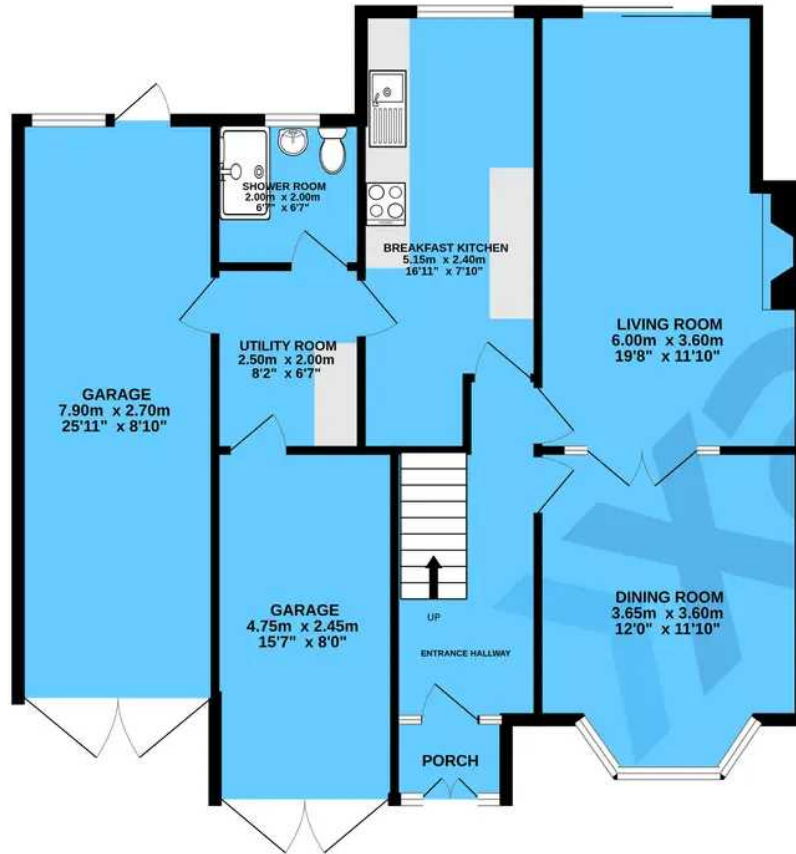
Services - mains gas, electricity and mains sewers.
Broadband - BT/EE. Loft space - partially boarded with ladder and lighting.

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



1ST FLOOR



TOTAL FLOOR AREA : 160.0 sq.m. (1722 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

