



Earlswood Road, Dorridge

Guide Price £725,000





## PROPERTY OVERVIEW

Introducing a stunning opportunity to acquire a beautifully presented four-bedroom detached property, meticulously extended and internally remodelled to the highest standard. Located behind a large block-paved driveway, this home offers ample parking for multiple vehicles, a luxury rarely found in today's market. Upon entering the property, you are greeted with an extended entrance porch and hallway leading into the spacious living room and a large open-plan kitchen/dining and family room. The heart of the home, the kitchen, boasts a stunning design featuring quartz work surfaces, a central island / breakfast bar, and bi-fold doors that flood the room with natural light. The practicality of a utility room leading to the garage ensures ease of living and functionality for every-day tasks. The ground floor is further enhanced by a guest cloakroom, conveniently located off the hallway. Making your way upstairs, you will find four generously proportioned bedrooms, each meticulously designed to provide comfort and style. The luxury continues with a fully refurbished and updated bathroom, offering a serene retreat after a long day.





Stepping outside, the landscaped rear garden is a true oasis with a full-width paved patio perfect for outdoor dining or relaxation, leading to a mainly laid lawn perfect for outdoor activities or family gatherings. Internal viewing is highly recommended to fully appreciate the finer details that has gone into creating this superb family home. With every inch of the property renovated with care and precision, this residence offers an unparalleled opportunity to own a modern, luxurious living space designed thoughtfully for family living and entertaining alike. Contact us today to schedule your exclusive viewing and seize the chance to make this dream property yours.

- Beautifully Presented Four Bedroom Detached Property
- Significantly Extended And Internally Remodelled
- Set Behind A Large Block Paved Driveway Providing Parking For Multiple Vehicles
- All Ground Floor Accommodation Accessed Via Extended Entrance Porch And Hallway Leading To Living Room And Large Open Plan Kitchen / Dining And Family Room With Bi-Fold Doors
- Stunning Kitchen With Quartz Work Surface And Feature Central Island And Useful Utility Leading To Garage
- Four Double Bedrooms To First Floor And Refurbished And Updated Luxury Bathroom
- Landscaped Rear Garden With Full Width Paved Patio And Mainly Laid With Lawn
- Internal Inspection Highly Recommended To Fully Appreciate This Superb Family Home





#### 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: E

Tenure: Freehold



## **ENTRANCE PORCH/HALLWAY**

### **WC**

5' 7" x 2' 11" (1.70m x 0.89m)

### **LIVING ROOM**

11' 2" x 8' 10" (3.40m x 2.69m)

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

25' 7" x 21' 4" (7.80m x 6.50m)

### **UTILITY ROOM**

11' 6" x 4' 9" (3.51m x 1.45m)

### **INTEGRAL GARAGE**

16' 5" x 7' 7" (5.00m x 2.31m)

## **FIRST FLOOR**

### **BEDROOM ONE**

13' 0" x 11' 2" (3.96m x 3.40m)

### **BEDROOM TWO**

13' 1" x 8' 10" (3.99m x 2.69m)

### **BEDROOM THREE**

9' 6" x 8' 6" (2.90m x 2.59m)

### **BEDROOM FOUR**

8' 10" x 7' 10" (2.69m x 2.39m)

### **BATHROOM**

8' 0" x 5' 7" (2.44m x 1.70m)

### **TOTAL SQUARE FOOTAGE**

145.8 sq.m (1569 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN WITH FULL WIDTH PATIO**

## **ITEMS INCLUDED IN THE SALE**

AEG integrated oven, AEG integrated hob, extractor, AEG microwave, Lamona fridge (kitchen), Lamona freezer (kitchen) and all carpets.

## **ADDITIONAL INFORMATION**

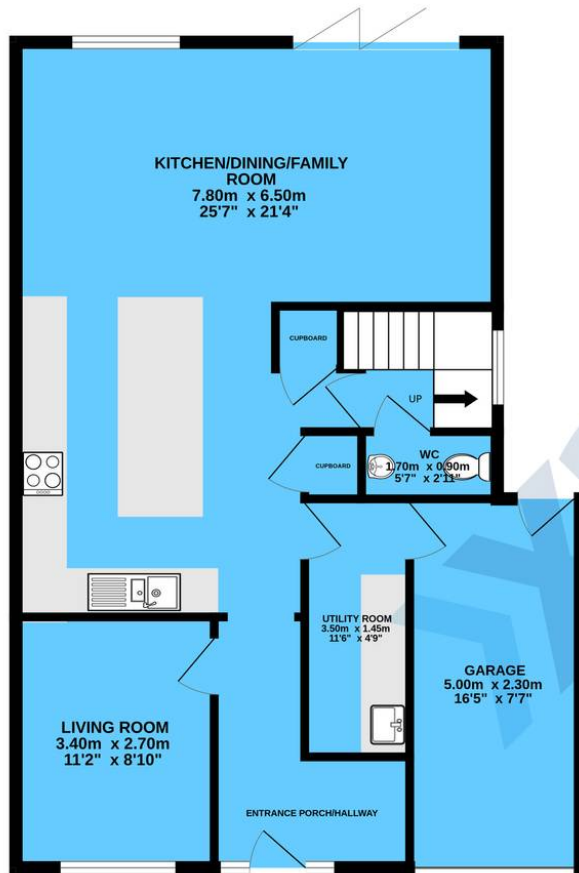
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin - fibre optic. Loft space - boarded with lighting.

## **MONEY LAUNDERING REGULATIONS**

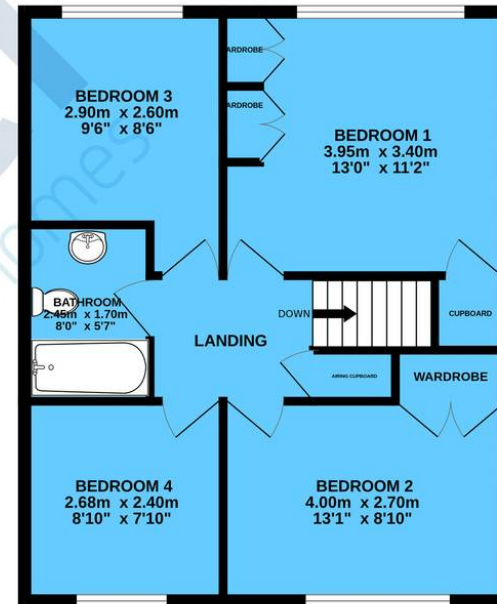
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 145.8 sq.m. (1569 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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