



Four Ashes Road, Dorridge

Guide Price £1,150,000

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EXCLUSIVE





PROPERTY OVERVIEW

Nestled in a prime location, this stunning traditional detached property has been meticulously extended and improved to provide a luxurious and spacious family home. Stepping inside, you are greeted by a large entrance hallway that sets the tone for the elegance and sophistication that flows throughout the property. The ground floor boasts four reception rooms, offering versatility and ample space for various activities. Whether you desire a quiet reading nook in the study, a formal dining area in the dining room, or a playful space for the little ones in the playroom, this home caters to all your needs. In addition the living room serves as the heart of the home, providing a cosy retreat for relaxation and entertainment which is also accessed via the dining area. The open-plan breakfast kitchen is a culinary enthusiast's dream, featuring modern base, wall and drawer units and high-quality finishes. In addition, the layout of the ground floor means the kitchen allows superb eye sight into the play / family room plus the dining area which feature a stunning feature fireplace and full width bi-fold doors to the rear garden.



Upstairs, there are five double bedrooms, each exuding comfort and style. The principal bedroom is a true sanctuary, complete with a walk-in wardrobe/dressing room, a luxury en-suite bathroom, and a private balcony offering breathtaking views. Two of the remaining bedrooms have their own en-suite facility whilst the remaining bedrooms are serviced via the luxury family bathroom. Outside, the property impresses with a recently laid tarmac driveway with a private gated entrance, ensuring privacy and security. The landscaped easterly facing rear garden is a tranquil oasis, perfect for outdoor gatherings and al fresco dining. The full-width paved patio invites you to enjoy the outdoors, while the easterly aspect ensures ample sunlight throughout the day. Conveniently located within easy walking distance to Dorridge Park, village amenities, schools, and the train station, this property offers the perfect blend of tranquility and accessibility. Residents can enjoy the beauty of green belt fields right at their doorstep, providing a sense of peace and serenity whilst in a urban setting. In summary, this superb property offers a rare opportunity to own a spacious family home that seamlessly blends traditional charm with modern comfort. With its extensive living spaces, luxurious amenities, and prime location, this residence is sure to exceed the expectations of the most discerning buyer.





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 Traditional Detached Property Which Has Been Significantly Extended And Improved
- Four Reception Rooms To Ground Floor Including Living Room, Study, Dining Room And Play Room Plus Open Plan Breakfast Kitchen
- Five Double Bedrooms And Four Bathrooms
- Principal Bedroom Within Walk In Wardrobe / Dressing Room, Luxury En-suite And Balcony
- Set Behind Recently Laid Tarmacadam Driveway With Private Gated Entrance
- Utility And Guest Cloakroom
- Superb Spacious Family Home Located Within Easy Walking Distance To Dorridge Park, Village, Schools And Station
- Landscaped Easterly Facing Rear Garden Which Has Full Width Paved Patio And Easterly Aspect
- Outstanding Views To Green Belt Fields

ENTRANCE HALLWAY

LIVING ROOM

21' 4" x 11' 8" (6.50m x 3.56m)

DINING ROOM

18' 1" x 11' 4" (5.50m x 3.45m)

BREAKFAST KITCHEN

25' 1" x 9' 10" (7.65m x 3.00m)

PLAYROOM

19' 8" x 9' 10" (6.00m x 3.00m)

STUDY

10' 0" x 9' 2" (3.05m x 2.80m)

UTILITY

9' 10" x 6' 3" (3.00m x 1.90m)

WC



FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 11' 6" (4.80m x 3.50m)

BALCONY

DRESSING ROOM

8' 2" x 8' 2" (2.50m x 2.50m)

ENSUITE

11' 6" x 5' 11" (3.50m x 1.80m)

BEDROOM TWO

13' 11" x 11' 8" (4.25m x 3.55m)

ENSUITE

6' 7" x 5' 11" (2.00m x 1.80m)

BEDROOM THREE

13' 11" x 8' 2" (4.25m x 2.50m)

ENSUITE

BEDROOM FOUR

13' 11" x 10' 2" (4.25m x 3.10m)

BEDROOM FIVE

9' 10" x 9' 2" (3.00m x 2.80m)

BATHROOM

7' 7" x 7' 3" (2.30m x 2.20m)

TOTAL SQUARE FOOTAGE

Total floor area: 192.0 sq.m. = 2067 sq.ft. approx.

OUTSIDE THE PROPERTY

LANDSCAPED EASTERLY FACING REAR GARDEN



ITEMS INCLUDED IN SALE

Belling free standing cooker, extractor, Bosch dishwasher, all carpets, some curtains, some blinds, fitted wardrobes in three bedrooms, some light fittings and a garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

Broadband - Virgin Media. Loft space - partially boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

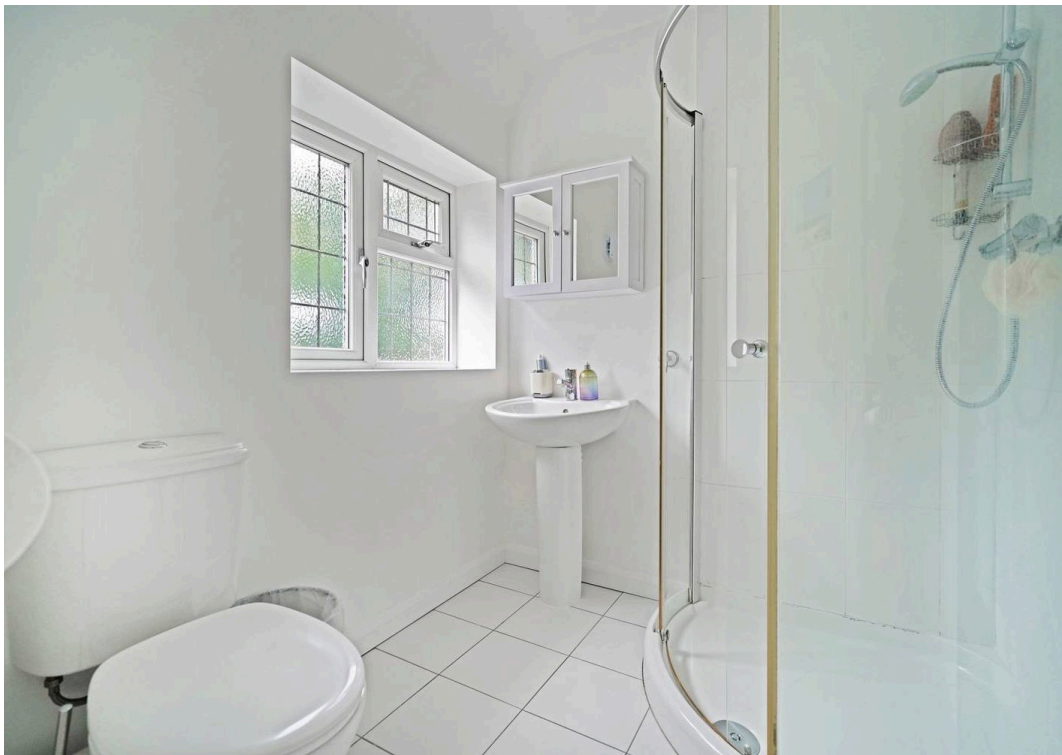
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

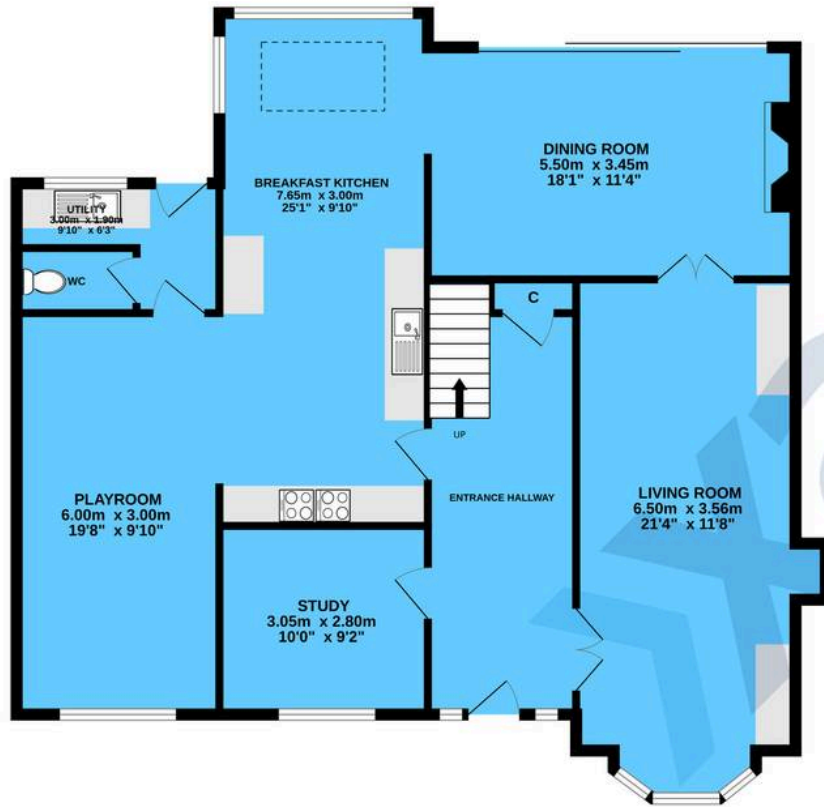
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

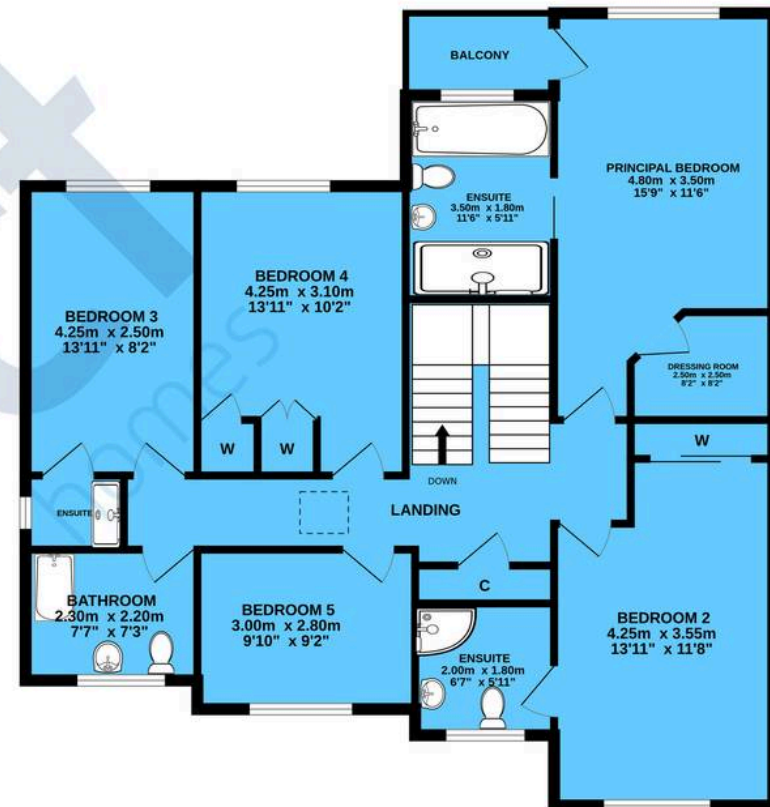
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 192.0 sq.m. (2067 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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