



Four Ashes Road, Dorridge

In Excess of £1,100,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Introducing an exquisite property that is sure to captivate discerning buyers seeking a harmonious blend of classic charm and contemporary sophistication. This absolutely stunning four double bedroom detached cottage has been meticulously extended and updated to the highest standard, offering a flawless fusion of period features and modern finishes.

Situated on a generous wide plot and discreetly positioned behind a large tarmac and in and out gated driveway, this residence boasts ample parking for multiple vehicles, enhanced by a detached double garage. The entrance sets an impressive tone, leading to a large L shaped hallway with utility and guest cloakroom, unveiling an expansive layout consisting of five reception rooms and a modern breakfast kitchen.





The heart of this home is undoubtedly the beautifully extended living spaces, comprising five inviting reception rooms including a dual aspect living room, snug, study, family/games room, and a separate dining room. The open plan breakfast kitchen is a chef's delight, featuring a striking central island / breakfast bar with luxurious quartz work surfaces, offering a seamless transition to stylish entertaining.

Ascending the staircase, the first-floor accommodation unfolds to reveal four generously proportioned double bedrooms and two lavish bathrooms. The principal bedroom showcases an en-suite shower room, while the remaining bedrooms are served by a generously appointed luxury bathroom with a separate bath and shower, creating a soothing sanctuary for rest and relaxation.

Stepping outside, the landscaped rear garden envelops the property, offering a serene escape with a formal lawned area and a patio, as well as an additional expansive patio that is ideal for alfresco dining and outdoor entertaining.

In summary, this meticulously designed property epitomises refined living at its finest, blending timeless character with modern amenities to create a harmonious retreat for the discerning homeowner. Book your viewing today to experience the unparalleled charm and sophistication of this exceptional residence.





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





- Absolutely Stunning Four Double Bedroom Period Cottage Which Has Been Extended And Updated To The Highest Standard Throughout Providing A Perfect Blend Of Period Features And Contemporary Finish
- Situated On A Wide Plot And Set Behind A Large Tarmacadam In And Out Gated Driveway Providing Ample Parking For Multiple Vehicles With Detached Double Garage
- Beautifully Extended To Provide Five Reception Rooms Including Dual Aspect Living Room, Snug, Study, Family / Games Room and Dining Room
- Large L Shaped Entrance Hallway With Utility And Guest Cloakroom Leading To An Extended And Modern Open Plan Breakfast Kitchen With Feature Central Island And Quartz Work Surface
- Four Double Bedrooms To The First Floor, Principal Bedroom With En-Suite And Three Remaining Bedrooms Serviced By Large Luxury Bathroom With Separate Bath And Shower
- Landscaped Rear Garden Which Wraps Around The Property Providing A Formal Lawned Area And Patio, Additional Large Patio Perfect For Barbecuing And Entertaining



ENTRANCE PORCH

ENTRANCE HALLWAY

BREAKFAST KITCHEN

19' 4" x 11' 8" (5.90m x 3.55m)

DINING ROOM

15' 9" x 13' 5" (4.80m x 4.10m)

UTILITY

13' 1" x 8' 0" (4.00m x 2.45m)

WC

LIVING ROOM

19' 2" x 13' 3" (5.85m x 4.05m)

SNUG

13' 5" x 9' 6" (4.10m x 2.90m)

STUDY

12' 0" x 9' 6" (3.65m x 2.90m)

FAMILY/GAMES ROOM

20' 10" x 12' 0" (6.35m x 3.65m)

DETACHED DOUBLE GARAGE

28' 3" x 16' 9" (8.60m x 5.10m)



FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 15' 7" (4.80m x 4.75m)

ENSUITE

9' 8" x 4' 11" (2.95m x 1.50m)

BEDROOM TWO

14' 5" x 13' 5" (4.40m x 4.10m)

BEDROOM THREE

19' 0" x 10' 0" (5.80m x 3.05m)

BEDROOM FOUR

15' 5" x 11' 10" (4.70m x 3.60m)

BATHROOM

13' 7" x 7' 7" (4.15m x 2.30m)

TOTAL SQUARE FOOTAGE

276.0 sq.m (2971 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

SUMMERHOUSE

PERMANENT UNDERCOVER SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, microwave, fridge, freezer, dishwasher, all carpets, all blinds, some light fittings, CCTV, electric garage door and 2021 car charging point.

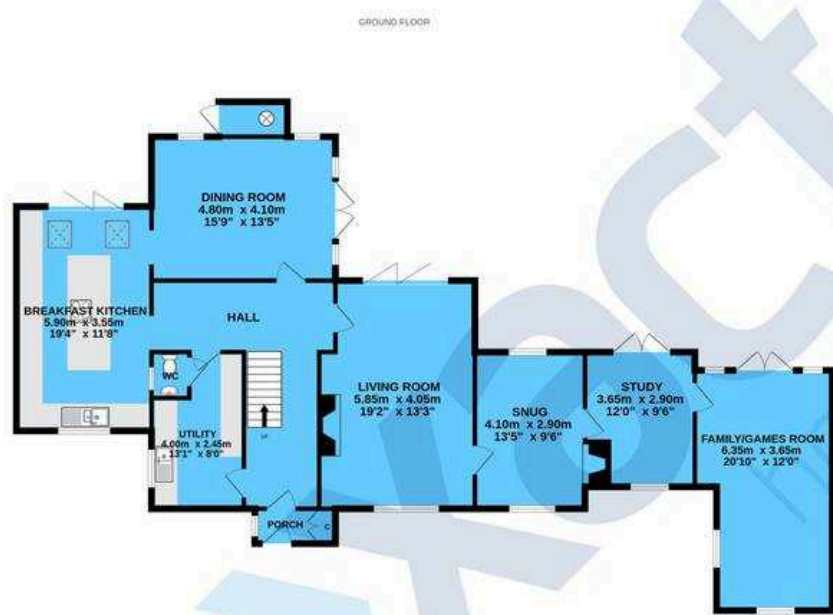
ADDITIONAL INFORMATION

Services - mains water, sewers, electricity, gas central heating, wood burner/open fire. Broadband - FTTP (fibre to the cabinet). Loft space - boarded.

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.





TOTAL FLOOR AREA : 276.0 sq.m. (2971 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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