



Kingscote Road, Dorridge

Guide Price **£1,100,000**





PROPERTY OVERVIEW

Situated in a highly sought-after location and offered to the market with the benefit of no upward chain, this stunning five-bedroom detached property has been significantly extended and finished to an exceptional standard throughout, catering to the discerning homeowner.

Conveniently located within easy walking distance to Dorridge Station, park, and all local schools, this property offers both luxury and practicality. Set back behind a newly laid resin driveway providing ample parking and leading to a garage store, the exterior exudes a sense of grandeur and sophistication.

Upon entering, one is greeted by a spacious entrance hallway adorned with Amtico flooring, which flows seamlessly throughout the ground floor. Underfloor heating adds an extra touch of comfort to the living spaces.



The ground floor boasts a beautifully panelled living room to the front elevation, while to the rear, an expansive open-plan kitchen/dining and family room awaits, complete with bi-fold doors and a striking central island with a range of high-end appliances - a perfect space for both family gatherings and entertaining. Completing the ground floor is a guest cloakroom, utility room, and plant room, ensuring that every aspect of modern living is catered for.



Ascend to the first floor to discover four generously sized double bedrooms, two of which have luxury ensuite facilities whilst the remaining bedrooms are serviced via the large luxury family bathroom.

The second floor presents a fifth double bedroom with a unique open-plan design. This floor boasts a luxurious wet room featuring a freestanding bath, large walk-in shower, and extensive fitted wardrobes and vanity unit, providing a private oasis for relaxation and rejuvenation.

Stepping outside, the property boasts a large landscaped rear garden, mainly laid with lush lawn and complemented by a porcelain-tiled patio. Accessed via two sets of bi-fold doors, the outdoor space seamlessly blends with the interior, offering a perfect setting for outdoor dining and relaxation. A garden room/office/entertainment room at the rear adds versatility and further enhances the property's appeal.

In summary, this exceptional property combines luxurious living spaces, high-quality finishes, and a prime location, making it a must-see for those seeking a sophisticated and comfortable 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



- Offered To The Market With The Benefit Of No Upward Chain
- Significantly Extended And Finished To The Highest Possible Standard Throughout Is This Five Bedroom Detached Property
- Located Within Easy Walking Distance To Dorridge Station, Park And All Local Schools
- Set Back Behind A Newly laid Resin Driveway Providing Ample Parking And Leading To Garage Store
- Large Entrance Hallway With Amtico Flooring Throughout And Leading To All Ground Floor Accommodation With Underfloor Heating Throughout
- Beautiful Panelled Living Room To Front Elevation With Large And Stunning Open Plan Kitchen / Dining And Family Room To Rear With Bi-Fold Doors And Feature Central Island
- Ground Floor Completed With Guest Cloakroom, Utility And Plant Room
- Four Double Bedrooms To First Floor With Three Luxury Bathrooms
- Fifth Double Bedroom To Second Floor With Amazing Open Plan Design To Include Luxury Wet Room With Freestanding Bath, Large Walk In Shower And Extensive Fitted Wardrobes And Vanity Unit
- Large Landscaped Rear Garden Mainly Laid With Lawn With Porcelain Tiled Patio Accessed Via Two Sets Of Bi-Fold Doors With Garden Room / Office / Entertain Room To Rear



ENTRANCE HALLWAY

LIVING ROOM

16' 7" x 12' 10" (5.05m x 3.91m)

KITCHEN/DINING ROOM

24' 9" x 14' 4" (7.54m x 4.37m)

FAMILY ROOM

19' 2" x 13' 1" (5.84m x 3.99m)

UTILITY ROOM

9' 6" x 7' 1" (2.90m x 2.16m)

WC

PLANT ROOM

FIRST FLOOR

BEDROOM ONE

13' 11" x 13' 3" (4.24m x 4.04m)

ENSUITE

8' 2" x 5' 3" (2.49m x 1.60m)

BEDROOM TWO

12' 10" x 10' 4" (3.91m x 3.15m)

ENSUITE

10' 2" x 3' 11" (3.10m x 1.19m)

BEDROOM THREE

15' 1" x 8' 2" (4.60m x 2.49m)

BEDROOM FOUR

14' 1" x 11' 0" (4.29m x 3.35m)



BATHROOM

10' 2" x 7' 9" (3.10m x 2.36m)

SECOND FLOOR

BEDROOM FIVE

16' 3" x 13' 1" (4.95m x 3.99m)

WET ROOM

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

OUTSIDE THE PROPERTY

GARAGE STORE

8' 0" x 7' 9" (2.44m x 2.36m)

TOTAL SQUARE FOOTAGE

238.6 sq.m (2568 sq.ft) approx.

**RESIN DRIVEWAY WITH PARKING FOR MULTIPLE
VEHICLES**

**LARGE LANDSCAPED GARDEN WITH PORCELAIN TILED
PATIO**



ITEMS INCLUDED IN THE SALE

Two Neff N70 integrated ovens, Neff vented integrated induction hob, Neff (integrated with hob) extractor, Hotpoint fridge, Hotpoint freezer, Bosch dishwasher, underfloor heating, Garadoor electric garage door, all carpets and light fittings, Ring doorbell, car charging point (fitted January 2025) and fitted wardrobes in five bedrooms.

ADDITIONAL INFORMATION

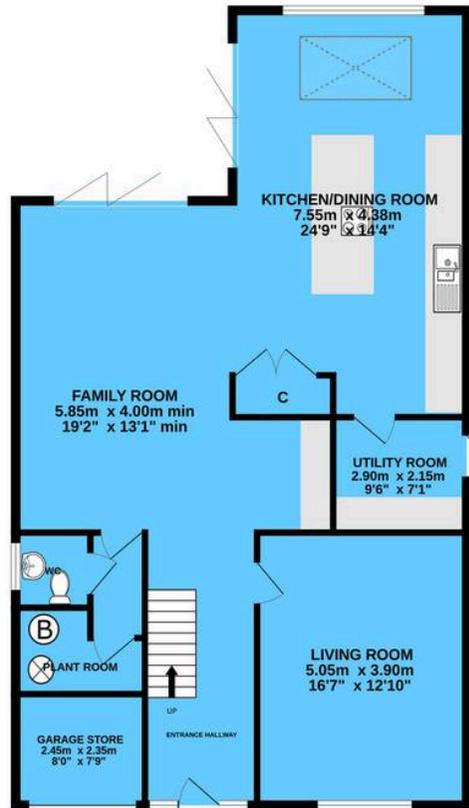
Services - mains water, gas, electricity and sewers.
Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

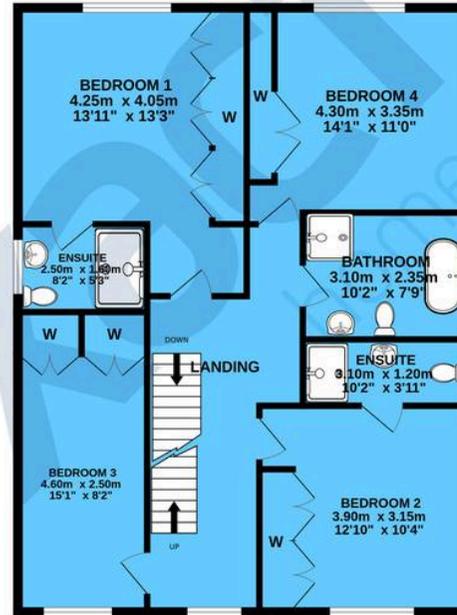
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



2ND FLOOR



TOTAL FLOOR AREA : 238.6 sq.m. (2568 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

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