



PARK VIEW, 30 EARLSWOOD ROAD, DORRIDGE, B93 8RH

ASKING PRICE OF £835,000 **DRAFT**



- »X Significantly Extended
- »X Four Bedroomed Detached
- »X Separate Annexe with Kitchen

- »X Breakfast Kitchen
- »X Full Width Conservatory
- »X Family Room / Play Room

- »X Arden Academy Catchment Area
- »X Large Frontage & Driveway
- »X Close To Dorridge Station

PROPERTY OVERVIEW

This significantly extended and extremely versatile four bedroom detached property is set back behind a wide frontage which affords a block paved driveway providing parking for over ten vehicles. Located directly opposite Dorridge Park and within easy walking distance to the village and station, the property also benefits from being offered to the market with no upward chain. To the ground floor, the property provides four reception rooms including living room, dining room, family room, conservatory, breakfast kitchen and annexe which has facilities suitable for disabilities, or a Granny flat, and which affords a separate kitchen, living space, bedroom and wet room. To the first floor are four excellent double bedrooms (two with ensuite) and a separate family bathroom. Outside the property affords landscaped gardens to the front and rear which includes a full width patio area with ample room for table and chairs.

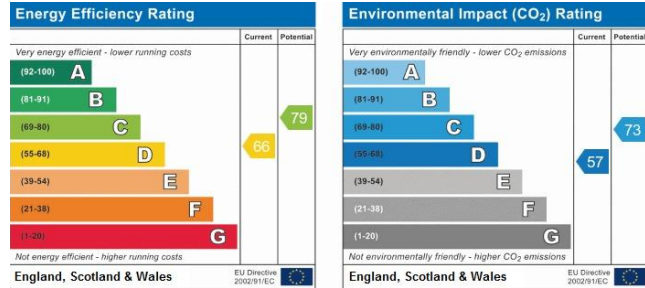
PROPERTY LOCATION

Situated in a sought after road of Dorridge, the property is conveniently located for all local amenities (including the newly built Sainsbury's supermarket) and is situated a short distance from Dorridge Station which provides main line links in to Birmingham Snow Hill and London Marylebone. In addition, the property is located some three miles in distance from Junction 4 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M42 / M40. The excellent shopping facilities of Solihull are also located close by (approx four miles) containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

COUNCIL TAX	Band F
TENURE	Freehold
SERVICES	Mains Gas, Electricity & Water
BROADBAND	BT, Fibre Optic
LOFT SPACE	Boarded, lighting and ladder.
GARDEN	West facing

ITEMS INCLUDED IN THE SALE

Rangemaster free standing cooker & extractor. Fridge, fridge freezer and dishwasher. Carpets and curtains and sofa bed.



PORCH

HALLWAY

15' 7" x 6' 9" (4.75m x 2.06m)

LIVING ROOM

20' 10" x 12' 10" (6.35m x 3.90m)

DINING ROOM

13' 7" x 10' 2" (4.15m x 3.10m)

FAMILY ROOM

11' 8" x 9' 2" (3.55m x 2.80m)

CONSERVATORY

34' 5" x 16' 9" (10.50m x 5.10m)

BREAKFAST KITCHEN

13' 7" x 11' 10" (4.15m x 3.61m)

UTILITY

8' 2" x 5' 5" (2.50m x 1.65m)

GUEST WC

ANNEXE

17' 5" x 13' 9" (5.30m x 4.20m)

STUDY/BEDROOM

10' 4" x 7' 7" (3.15m x 2.30m)

KITCHEN

WET ROOM

FIRST FLOOR LANDING

BEDROOM ONE

15' 7" x 11' 6" (4.75m x 3.50m)

ENSUITE

BEDROOM TWO

21' 0" x 8' 0" (6.4m x 2.45m)

EN-SUITE

BEDROOM THREE

13' 9" x 11' 10" (4.20m x 3.60m)

BEDROOM FOUR

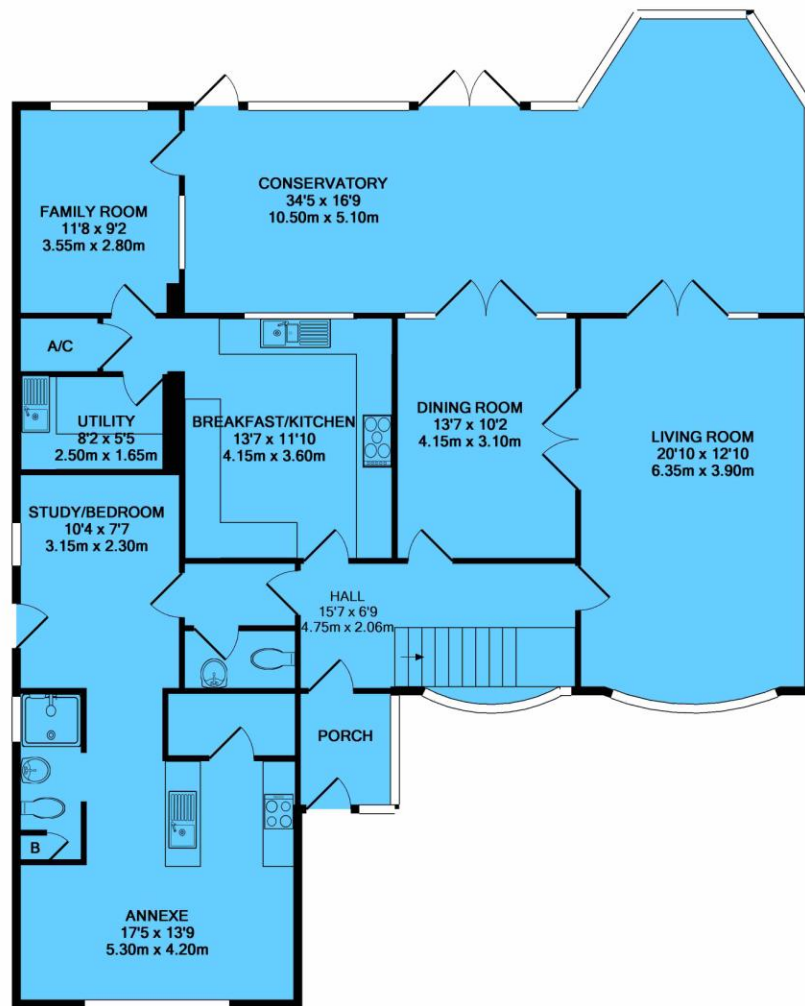
11' 10" x 8' 7" (3.60m x 2.61m)

BATHROOM

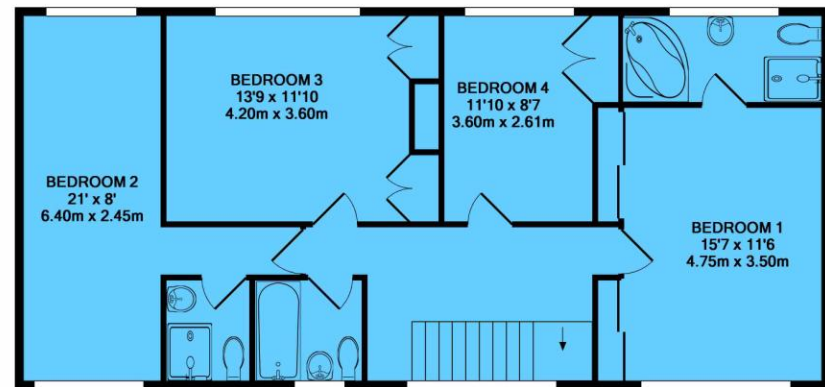
WESTERLY FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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