



WILLOW COTTAGE, FOUR ASHES ROAD, DORRIDGE, B93 8ND  
ASKING PRICE OF £875,000



»X Stunning Detached

»X Four Bedrooms

»X Large Open Plan Kitchen Diner & Family Room

»X Originally Built 1995

»X Deep Driveway with Gated Entrance

»X Three Bathrooms

»X Significantly Extended & Improved

»X Extremely Versatile Accommodation

»X Single Garage

### PROPERTY OVERVIEW

Set behind a deep block paved driveway with farm style gated entrance, this individually designed, deceptively spacious and extremely versatile four bedroom detached property was originally built in 1995 and has been updated and extended by its present owners. The property is beautifully presented throughout and benefits from a large and stunning open plan kitchen dining and family room with zoned underfloor heating and doors opening onto the south facing rear garden and a bedroom located to the ground floor with its own en-suite facility which provides the versatility to be used as an additional reception room if required. Briefly the property affords:- entrance hallway, guest cloakroom, dual aspect living room, open plan kitchen dining and family room, further reception room / bedroom with en-suite, utility, three bedrooms to the first floor (master with luxury en-suite) and family bathroom. Outside the property benefits from a single garage and south facing landscaped rear garden with full width patio and large pergola / barbeque / outside seating area. To the side of the property is a large and useful store and side gated entrance.

### 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 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 and water on a meter

### BROADBAND

BT Infinity Fibre Optic

### LOFT SPACE

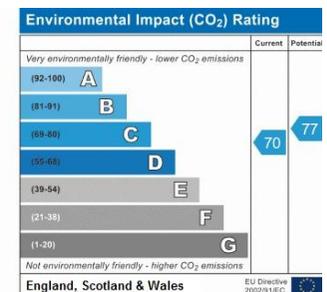
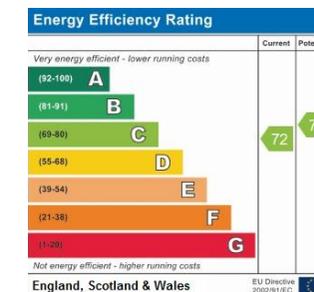
Boarded, ladder, lighting and power

### GARDEN

South facing

### ITEMS INCLUDED IN THE SALE

Extractor, microwave, dishwasher, blinds and carpets



## ON THE FIRST FLOOR

### HALLWAY

16' 9" x 5' 5" (5.10m x 1.65m)

### LIVING ROOM

19' 6" x 12' 4" (5.95m x 3.75m)

### KITCHEN/DINING/FAMILY ROOM

33' 10" x 26' 9" (10.30m x 8.15m)

### UTILITY

9' 2" x 6' 1" (2.80m x 1.85m)

### GUEST CLOAKROOM

6' 11" x 2' 9" (2.10m x 0.85m)

### BEDROOM FOUR

13' 5" x 13' 1" (4.08m x 4.00m)

### EN-SUITE

6' 7" x 5' 9" (2.00m x 1.75m)

### BEDROOM ONE

16' 7" x 13' 1" (5.05m x 4.00m)

### EN-SUITE

9' 10" x 3' 7" (3.00m x 1.10m)

### BEDROOM TWO

12' 2" x 11' 6" (3.70m x 3.50m)

### BEDROOM THREE

10' 2" x 7' 9" (3.10m x 2.35m)

### BATHROOM

13' 1" x 6' 10" (4.00m x 2.10m)

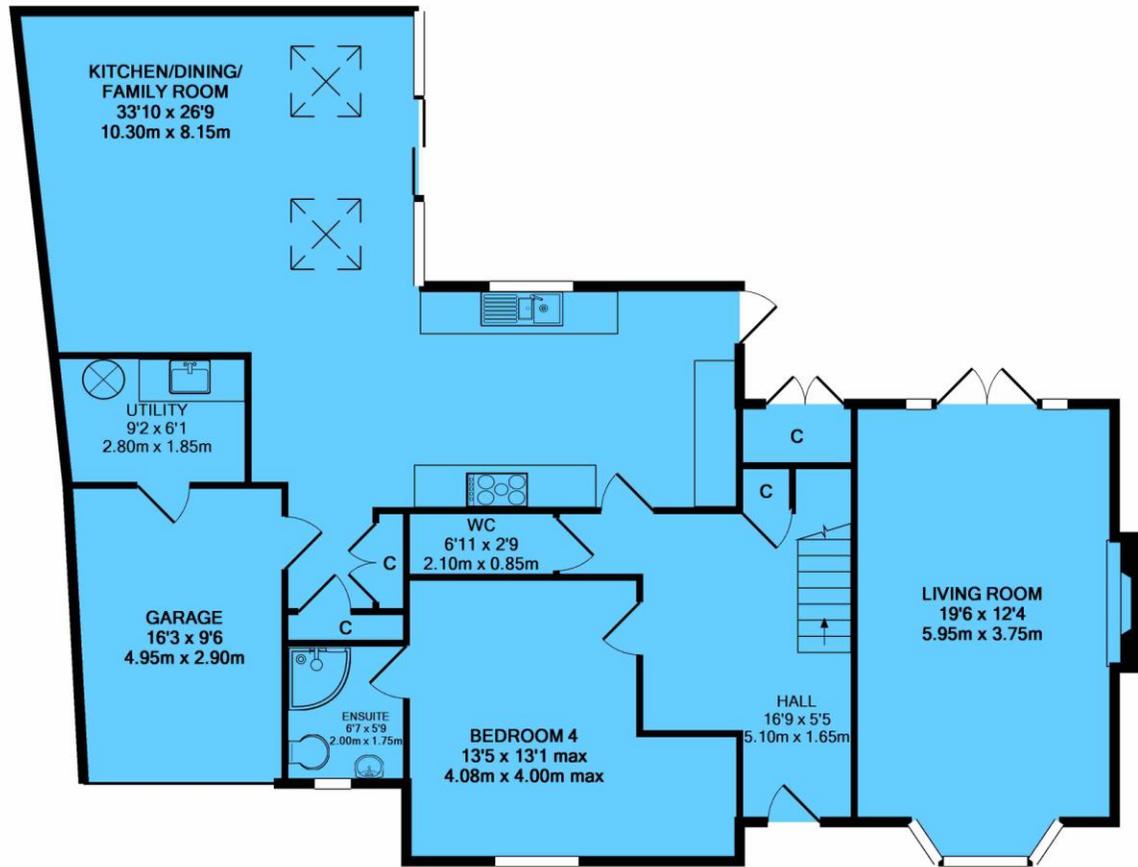
### GARAGE

16' 3" x 9' 6" (4.95m x 2.90m)

## SOUTH 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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