



Burford House  
The Avenue  
76 Avenue Road  
Dorridge  
B93 8JU

**Price On Application**

Freehold



- Substantial Detached Property Set Over 3 Floors
- Extremely High Specification Throughout
- Located in the Heart of Dorridge's Golden Triangle
- Spacious Kitchen/Breakfast Family Room with Bi-Fold Doors
- 5/6 Bedrooms, 4 En-Suite Facilities & Family Bathroom
- Second Floor Guest Suite, Home Office & Cinema Room
- Fully Landscaped Gardens & Driveway
- 10 Year NHBC Warranty



## LOCATION

Dorridge has always been considered one of the more sought after villages in which to reside being situated on the edge of open countryside and is only a few minutes drive from Solihull with its unrivalled amenities. Dorridge contains an excellent selection of local shops, highly thought of Junior and Infant School, a most useful Station with commuter services not only to Birmingham, but also to London (Marylebone) and bus services to Knowle and Solihull. In addition, Dorridge's natural park is close by and the local village of Knowle is only 1½ miles distant. The National Exhibition Centre, Birmingham International Airport and Railway Station are an approximate 15 minute drive. The M42 provides fast links to the M1, M5, M6 and M40 (Birmingham to London) motorway (mileages approximate).

## DESCRIPTION

A substantial yet elegant detached family home with generous driveway parking and garage along with spacious accommodation over 3 floors. The property is located in the heart of the "Golden Triangle" on one of the most prestigious roads in the borough, within easy walking distance to Dorridge Train Station which has regular rail service to Birmingham and London. Inside, the property caters for modern day living with large spacious light filled rooms, the latest technology and high quality fixtures and fittings to ensure the smooth running of this luxury household. Huge bi-fold doors provide access to the beautifully landscaped south facing rear garden.



## **FLOOR AREAS**

### **GROUND FLOOR**

Total Floor Area Approx. 1,987.2 sq.ft.

- \* Reception Hall with Cupboard
- \* Guest Cloakroom
- \* Dining Room - 19'1" max x 14'5" (5.81m max x 4.39m)
  - \* Study - 7'7" x 14'5" (2.30m x 4.39m)
  - \* Lounge - 19'4" x 20'8" (5.90m x 6.30m)
- \* Kitchen/Breakfast/Family Room - 28'3" x 19' (8.60m x 5.80m)
  - \* Utility - 5'5" x 8'6" (1.66m x 2.60m)

### **FIRST FLOOR**

Total Floor Area Approx. 1,987.2 sq.ft.

- \* Landing with Linen Cupboard
- \* Master Bedroom - 28'2" x 19' (8.58m x 5.80m) with Juliet Balcony
  - \* Walk in Wardrobe
  - \* En-Suite Bathroom
- \* Bedroom 2 - 18'6" x 15'10" (5.65m x 4.82m)
  - \* En-Suite Shower Room
- \* Bedroom 3 - 19'5" x 15'5" (5.93m x 4.70m) with Wardrobe
  - \* Jack & Jill En-Suite Shower Room
- \* Bedroom 4 - 17'11" x 14'4" (5.46m x 4.38m)

### **ON THE SECOND FLOOR**

Total Floor Area Approx. 1,424.6 sq.ft.

- \* Landing with Cupboard
- \* Guest Suite/Bedroom 5 - 15'11" x 16'5" (4.85m x 5.01m)
  - \* Dressing Room - 13'7" x 6'9" (4.14m x 2.05m)
    - \* Walk in Wardrobe
    - \* En-Suite Shower Room
- \* Home Office/Cinema Room - 24'5" x 31'1" max (7.44m x 4.00m)
  - \* Storage - 24'8" x 11'8" (7.51m x 3.56m)



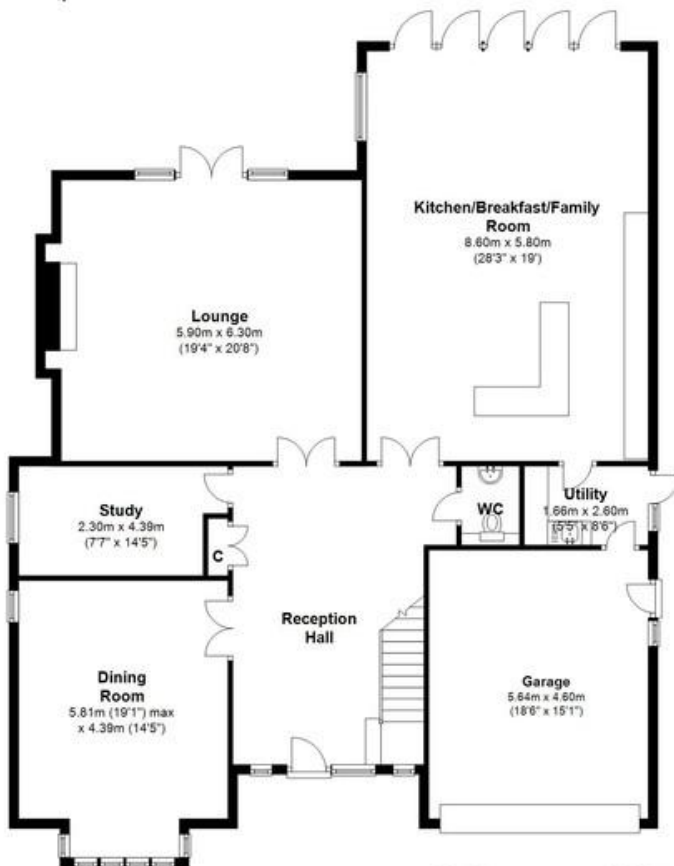




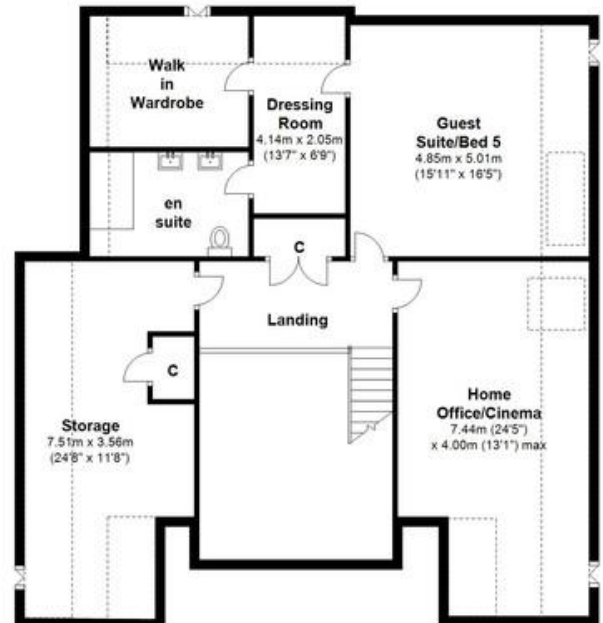
**First Floor**  
Approx. 185.4 sq. metres (1995.2 sq. feet)



**Ground Floor**  
Approx. 184.6 sq. metres (1987.2 sq. feet)



**Second Floor**  
Approx. 132.3 sq. metres (1424.6 sq. feet)



Total area: approx. 502.3 sq. metres (5406.9 sq. feet)

All measurements are approximate and should be used for illustrative purposes only

## **SUPERIOR SPECIFICATION**

### **KITCHEN/BREAKFAST/FAMILY ROOM**

- \* Siematic fully fitted designer kitchen
- \* A range of Gaggenau appliances to include ovens, steam oven, microwave/oven
- \* Integrated fridge
- \* Integrated freezer
- \* Integrated dishwasher
- \* Integrated full height wine climate cabinet

### **UTILITY ROOM**

- \* Siematic fully fitted designer units
- \* Siemens washing machine
- \* Siemens tumble dryer
- \* Fitted worktop and upstands
- \* Franke sink
- \* Hansgrohe taps

### **BATHROOM, EN-SUITES & CLOAKROOM**

- \* Duravit sanitaryware
- \* Hansgrohe brassware
- \* Grespania wall & floor tiles
- \* Duravit bathroom furniture
- \* Shaver socket to bathroom and en-suite's
- \* Polished chrome towel radiator
- \* Free standing baths

### **MEDIA & COMMUNICATIONS**

- \* Rako lighting controls
- \* USB sockets in all rooms
- \* TV points to all bedrooms, kitchen & lounge
- \* Sky ready throughout
- \* Telephone points to selected rooms
- \* Cat 5
- \* Hard wired internet points

### **INTERIOR**

- \* Collaboration with award winning interior designer
- \* Underfloor heating throughout
- \* Heatmiser smart control system
- \* Worcester boiler
- \* Mains operated interconnected smoke detectors
- \* Contemporary chrome door furniture
- \* Staircase with glass balustrade
- \* Luxury bespoke fitted wardrobes
- \* Inglenook fireplace
- \* UPVC double glazing
- \* Bose integrated sound system

### **EXTERIOR**

- \* Electrically operated garage doors
- \* Fully landscaped gardens and driveway by landscape designer
- \* Multipoint locking system on all external doors
- \* External lights to front and rear



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

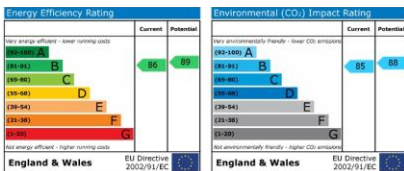
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

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