



32 DORRIDGE ROAD, DORRIDGE, B93 8BT
OFFERS IN THE REGION OF £825,000



- >> Extended Detached
 >> Four/Five Bedrooms
 >> Walking Distance To Dorridge Station
- >> Extended Open Plan Kitchen/Diner
 >> Living Room & Separate Study
 >> Very Large Block Paved Driveway
- >> Extended Family/Games room
 >> Newly Built Bespoke Greenhouse
 >> South Facing Rear Garden

PROPERTY OVERVIEW

Set back behind a very large block paved driveway which has ample parking for more than 7 cars, this significantly extended and beautifully presented four / five bedroom detached property benefits from being located within easy walking distance to Dorridge Station and all local amenities and schools. The property has been recently updated and extended by its present owners to include a stunning open plan kitchen / diner and family room and additional sitting / games room with bi-fold doors opening onto the south facing rear garden. Early viewing is highly recommended to fully appreciate this large family home which is situated in the most convenient location, and overlooks the Copse. Briefly the property affords:- entrance porch, entrance hallway, downstairs shower room, extended open plan kitchen / diner / family room, large utility, living room, stunning sitting / games room with bi-fold doors, study (which also offers versatility to be used as a fifth / downstairs bedroom), four bedrooms (Jack and Jill ensuite), family bathroom, and integral window blinds in the double glazing throughout. Outside the property benefits from a single garage and south facing private and landscaped rear garden with full width paved patio, newly built bespoke brick and cedarwood greenhouse and useful shed.

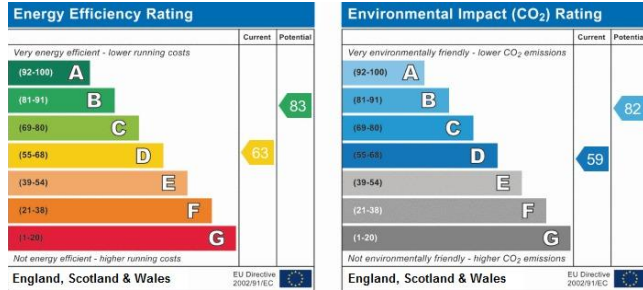
PROPERTY LOCATION

Situated on one of the premier roads in Dorridge, this exceptional 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	Virgin Media - Fibre Optic
LOFT SPACE	With ladder and lighting
GARDEN	South westerly facing

ITEMS INCLUDED IN THE SALE

Everhot Range, Bosch oven, hob, microwave, fridge freezer and dishwasher, extractor, tumble dryer, Frankie 4 in 1 hot tap, carpets, lights (except snooker lights), shed, solar panels on roof 2kw and CCTV (4 cameras at front and 2 at rear)



ON THE FIRST FLOOR

MASTER BEDROOM

12' 8" x 9' 10" (3.85m x 3.00m)

BEDROOM TWO

12' 8" x 10' 6" (3.85m x 3.20m)

JACK & JILL ENSUITE

7' 7" x 6' 3" (2.30m x 1.90m)

BEDROOM THREE

11' 10" x 8' 10" (3.60m x 2.70m)

BEDROOM FOUR

9' 2" x 8' 10" (2.80m x 2.70m)

BATHROOM

7' 3" x 5' 5" (2.20m x 1.65m)

OUTSIDE THE PROPERTY

GARAGE

18' 4" x 9' 2" (5.60m x 2.80m)

REAR GARDEN

PORCH

HALLWAY

LIVING ROOM

15' 9" x 12' 4" (4.80m x 3.75m)

FAMILY ROOM

20' 8" x 19' 0" (6.30m x 5.80m)

STUDY

11' 10" x 7' 5" (3.60m x 2.25m)

BREAKFAST KITCHEN

34' 11" x 11' 10" (max) (10.64m x 3.60m)

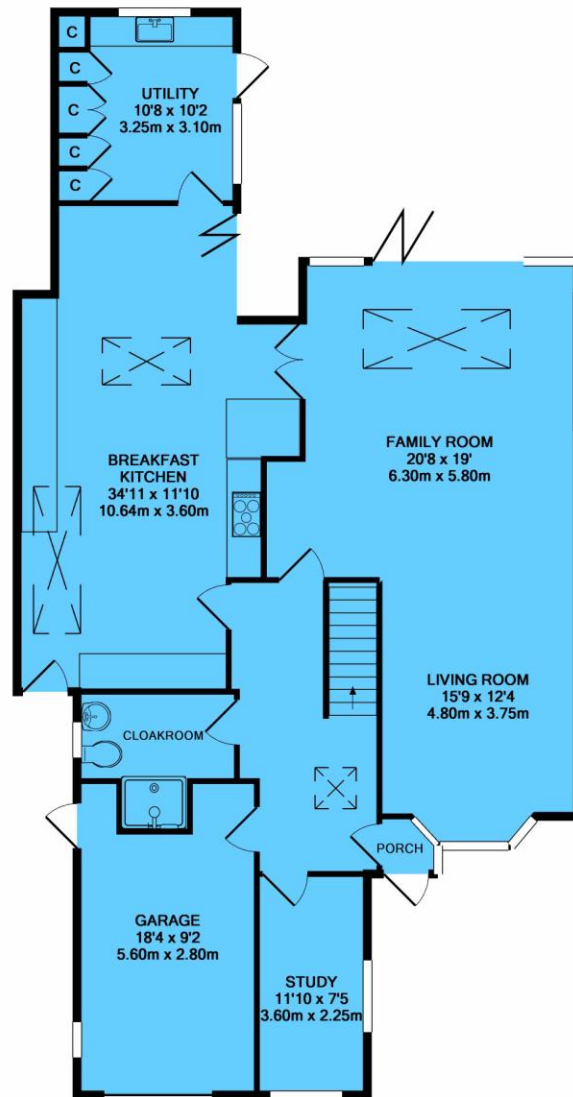
UTILITY

10' 8" x 10' 2" (3.25m x 3.10m)

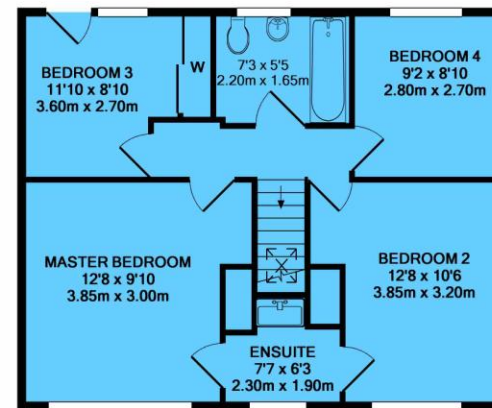
GUEST CLOAKROOM







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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