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— PREMIUM —

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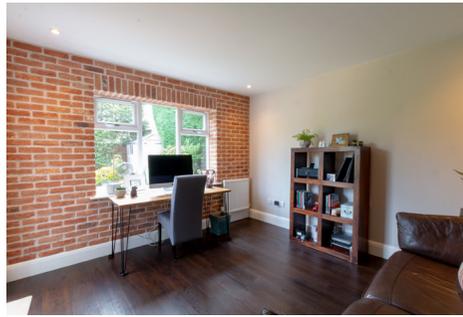
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FIVE

**5 Arden Road
Dorridge, West Midlands,
B93 8LG**

A splendid four bedroom detached home in a prime location in the centre of Dorridge village, known for its outstanding schools and excellent transport links. This significantly extended and newly renovated property is situated on a superb corner plot on a highly sought after road conveniently located to all local amenities. The property is an enviable position as it is a short distance away from local rail links to Birmingham Centre and London and just a short drive from the Midlands motorway network. Internally the property offers generous accommodation and we would strongly recommend internal inspection to fully appreciate the level of accommodation on offer. In addition, the property benefits from being offered with no upward chain.





The home welcomes you into a bright and spacious dual aspect entrance hallway laid with Amtico flooring. Double glazed doors lead into a contemporary kitchen/diner fitted in cream shaker style cabinetry, a spacious dining area with an adjacent snug/den. The large dual aspect family lounge is fitted with a recessed fireplace with solid oak surround. Adjacent to the lounge is a large, versatile space which can be used as an office, clinic or fifth bedroom with a private external entrance.





On the first floor, the spacious landing leads to a stunning master bedroom suite with vaulted ceilings and French doors with Juliet balcony overlooking the rear garden. There are three further double bedrooms and a modern bathroom together with a separate wc.

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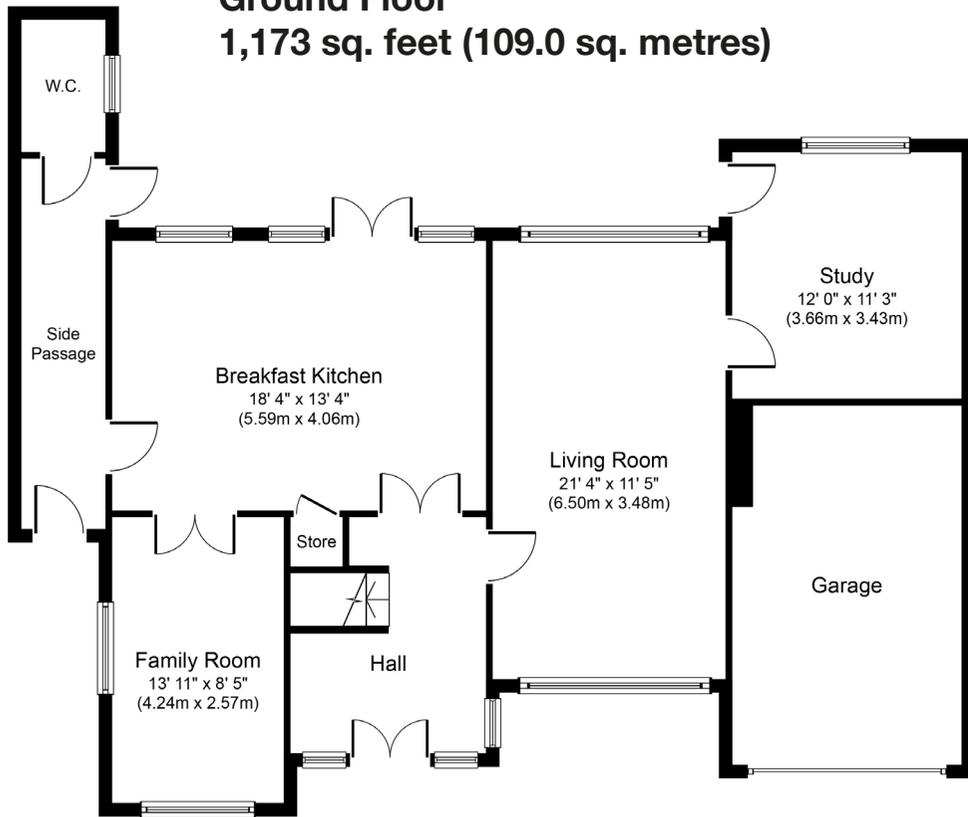




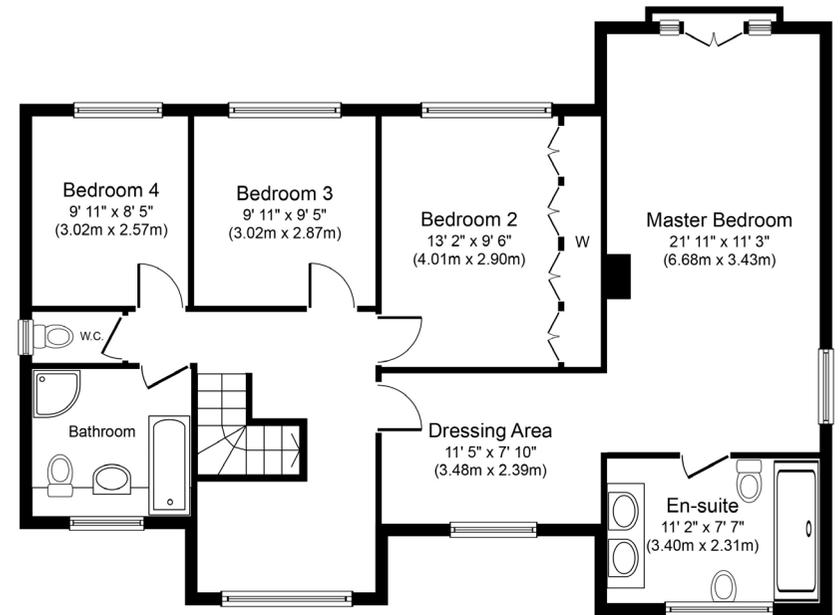
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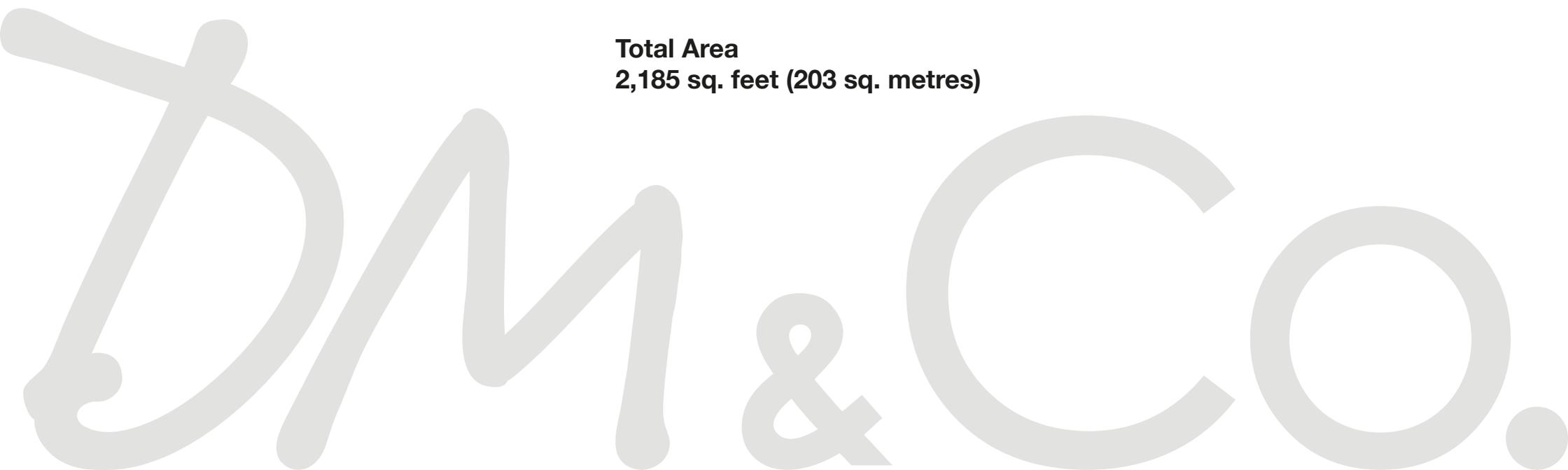
Ground Floor
1,173 sq. feet (109.0 sq. metres)



First Floor
1,012 sq. feet (94 sq. metres)



Total Area
2,185 sq. feet (203 sq. metres)



OUTSIDE

To the front of the property the driveway provides ample off-road parking and there is an attractive foregarden. The property has a side entrance to a boot room and gardener's wc and leads directly out to the rear. The well established rear garden has a full width patio, is secluded and enjoys an easterly aspect.

TENURE

We have been advised that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

LOCATION

Situated on one of the premier roads in Dorridge, this stunning family home must be seen to be fully appreciated. The property is conveniently located for all of the local amenities that the village has to offer. Dorridge is three miles from Solihull town centre and benefits from excellent transport links and schooling. The NEC, Birmingham Airport, International Railway and motorway links are all within easy reach.

Breakfast Kitchen - 5.59m x 4.06m Bedroom 1 - 6.68m x 3.43m

Living Room - 6.50m x 3.84m Bedroom 2 - 4.01m x 2.90m

Family Room - 4.24m x 2.57m Bedroom 3 - 3.02m x 2.87m

Study - 3.66m x 3.48m Bedroom 4 - 3.02 x 2.57

En-suite - 3.40m x 2.31m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D	71	80
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally Friendly - lower CO₂ emissions</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D	65	75
39-54	E		
21-38	F		
1-20	G		
<i>Not environmentally Friendly - higher CO₂ emissions</i>			
England, Scotland & Wales			

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