



24 GLADSTONE ROAD, DORRIDGE, B93 8BX
ASKING PRICE OF £1,000,000



- XX NO UPWARD CHAIN
- XX Stunning Contemporary Detached
- XX Five Double Bedrooms
- XX Just Off The Dorridge Triangle
- XX Large Rear Garden
- XX 14ft Hydro Pool

PROPERTY OVERVIEW

Set within this quiet cul-de-sac of Dorridge and within easy walking distance to Dorridge Station and Park, this stunning five double bedroom detached property achieved a 'Highly Commended' certificate at the 2011 'Built-In Quality' Awards for its unique, high quality and architecturally designed accommodation. The property was completely redeveloped by the present owner in 2009, is beautifully appointed throughout and enjoys a wealth of modern design features including a full height glass atrium and bi-fold doors opening from the sitting room onto the 90ft rear garden which includes a 14ft Hydro pool.

The property has been completely rewire and has the benefit of a new central heating system throughout. The accommodation has designer lighting and individual designer radiators to all rooms. The five double bedrooms are complemented by two luxurious bathrooms which were designed by Ripples and have Villeroy & Boch tiling to the floors. The rear section of the ground floor is open plan, linking a sitting room, snug and study area with the dining/breakfast room which is fitted with an impressive Mobalpa kitchen with breakfast bar and integral Siemens appliances.

This beautiful family home requires internal inspection to be fully appreciated and briefly affords:- entrance hallway, living room, breakfast kitchen, sitting area, guest cloakroom, utility, five double bedrooms (master with luxury ensuite), luxury family bathroom and double garage. Outside the property enjoys a large rear garden which is mainly laid with lawn and includes extensive patio and decked areas.

PROPERTY LOCATION

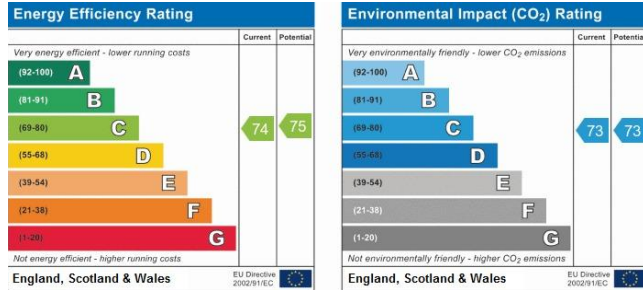
Situated on one of the premier roads in Dorridge, this exceptional property is conveniently located for all local amenities (including Sainsbury's supermarket) and is situated a short distance from Dorridge Station which provides main line links in to Birmingham Snow Hill and London Marylebone. In addition, 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 G
TENURE	Freehold
SERVICES	Mains gas, electricity and water on a meter
BROADBAND	Virgin
LOFT SPACE	Boarded, ladder, lighting and power
GARDEN	North facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microw ave, fridge freezer, dishwasher, washer dryer, carpets, curtains and lights

- XX Large Open Plan Kitchen
- XX Laufen Bathrooms
- XX Quiet Cul de Sac Location



COVERED ENTRANCE

HALLWAY

LIVING ROOM

17' 8" x 15' 9" (5.39m x 4.80m)

SITTING ROOM / SNUG

BREAFAST KITCHEN

16' 2" x 15' 6" (4.94m x 4.72m)

DINING AREA

15' 6" x 11' 9" (4.72m x 3.57m)

LAUNDRY / UTILITY

10' 10" x 6' 0" (3.31m x 1.82m)

WC

FIRST FLOOR

BEDROOM ONE

16' 6" x 13' 1" (5.04m x 3.98m)

EN-SUITE

BEDROOM TWO

13' 2" x 11' 3" (4.02m x 3.44m)

BEDROOM THREE

15' 2" x 9' 1" (4.63m x 2.77m)

BEDROOM FOUR

11' 2" x 11' 1" (3.40m x 3.37m)

BEDROOM FIVE

11' 11" x 11' 2" (3.63m x 3.40m)

BATHROOM

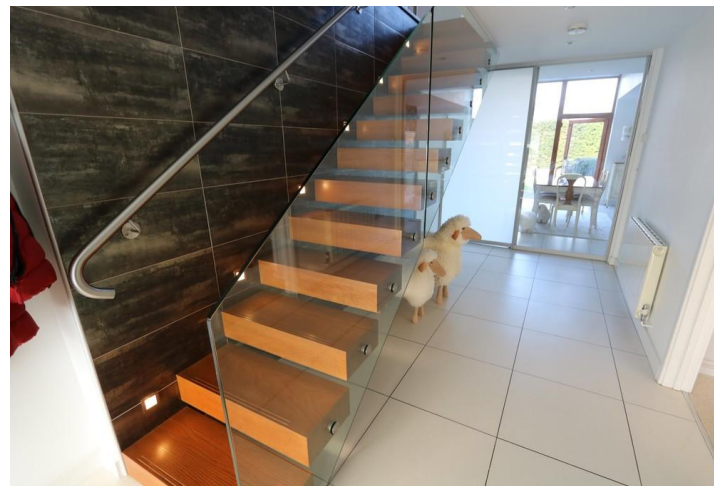
7' 11" x 7' 10" (2.41m x 2.38m)

OUTSIDE THE PROPERTY

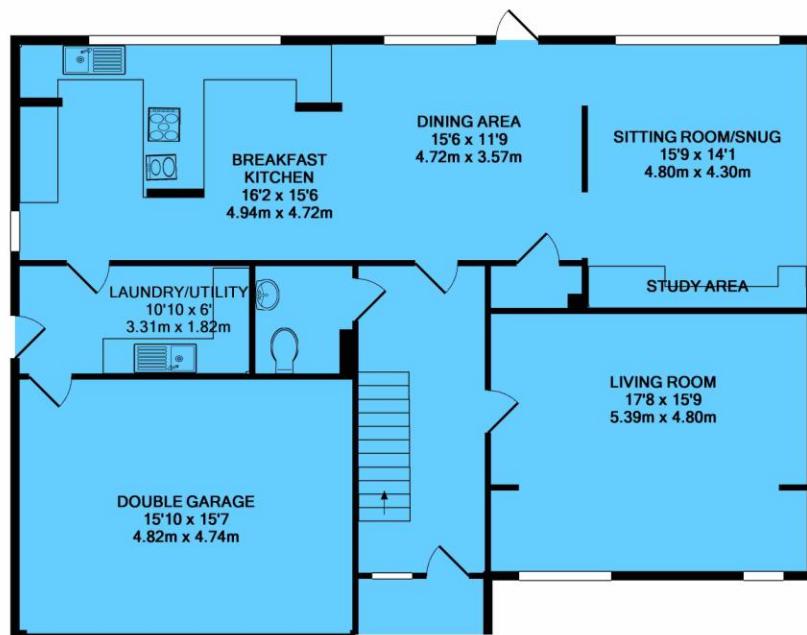
DOUBLE GARAGE

15' 10" x 15' 7" (4.82m x 4.74m)

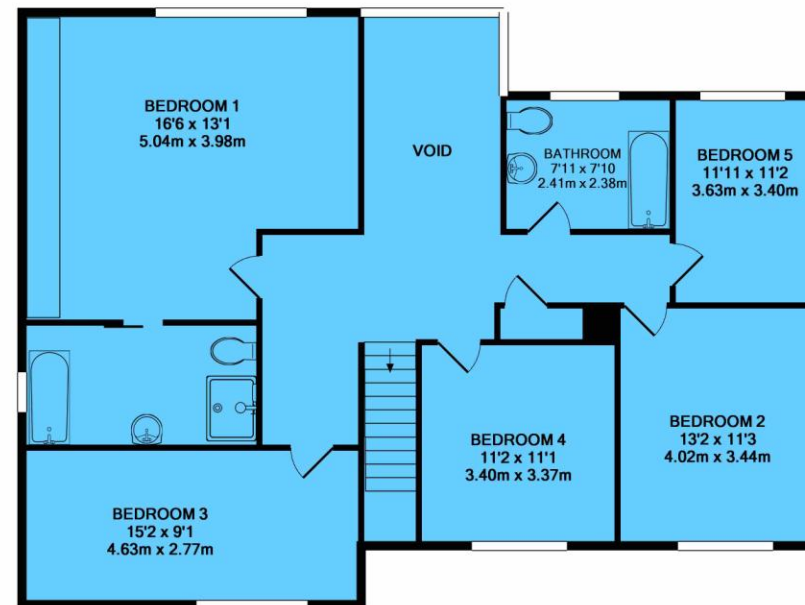
LARGE REAR GARDEN







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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