



26 ALTHORPE DRIVE, DORRIDGE, B93 8SG  
ASKING PRICE OF £849,950





- >> Five Bedroom Detached  
 >> Significantly Extended  
 >> Internally Remodelled
- >> Stunning Open Plan Kitchen/Dining/Family  
 >> Dual Aspect Living Room  
 >> Underfloor Heating
- >> Separate Study  
 >> Three Luxury Bathrooms  
 >> South Facing Rear Garden

PROPERTY OVERVIEW

Set within this quiet cul-de-sac of Dorridge, this five bedroom detached property has been substantially extended and internally remodelled by the present owners to the highest standard throughout and provides a large and stunning family home. A particular feature of the property is the magnificent open plan kitchen / dining and family room which benefits from under floor heating and is finished with a modern high gloss kitchen, large feature central island and bi-fold doors opening onto the south facing rear garden. Briefly the property affords:- tarmacadam driveway, entrance hallway, guest cloakroom, dual aspect living room, stunning open plan kitchen / dining and family room, utility area, separate study, double garage, five bedrooms (master with dressing area and luxury ensuite), guest bedroom with luxury ensuite and a luxury family bathroom. Outside the property affords a south facing rear garden which is mainly laid with lawn and a full width patio area.

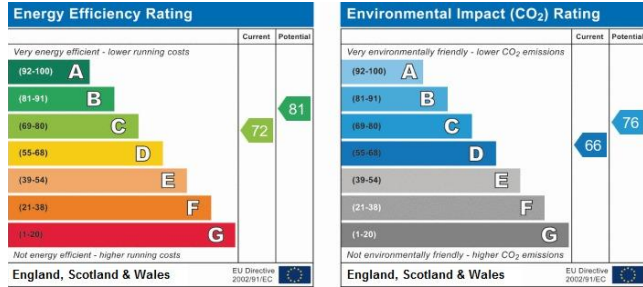
PROPERTY LOCATION

Situated in a sought after road of Dorridge, the 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	BT Infinity - Fibre Optic
LOFT SPACE	Partially boarded with ladder, lighting and power
GARDEN	South facing

ITEMS INCLUDED IN THE SALE

Siemens two ovens, hob, steamer, extractor, microwave, fridge and freezer, carpets, blinds and lights



**HALLWAY**

12' 9" x 10' 7" (3.89m x 3.23m)

**LIVING ROOM**

26' 3" x 11' 6" (8.00m x 3.51m)

**OPEN PLAN BREAKFAST KITCHEN/DINING/FAMILY ROOM**

27' x 22' 9" (8.22m x 6.93m)

**STUDY**

8' 2" x 6' 0" (2.49m x 1.82m)

**GUEST CLOAKROOM**

5' 9" x 3' 1" (1.77m x 0.94m)

**FIRST FLOOR**

**MASTER BEDROOM**

16' 10" x 11' 8" (5.12m x 3.55m)

**DRESSING ROOM**

6' 10" x 5' 0" (2.08m x 1.53m)

**ENSUITE**

8' 4" x 6' 8" (2.55m x 2.04m)

**BEDROOM TWO**

12' 4" x 11' 3" (3.77m x 3.43m)

**ENSUITE**

8' 8" x 5' 2" (2.65m x 1.59m)

**BEDROOM THREE**

12' 6" x 10' 8" (3.82m x 3.25m)

**BEDROOM FOUR**

11' 3" x 9' 0" (3.42m x 2.75m)

**BEDROOM FIVE**

8' 0" x 8' 0" (2.45m x 2.44m)

**BATHROOM**

8' 7" x 6' 8" (2.62m x 2.03m)

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

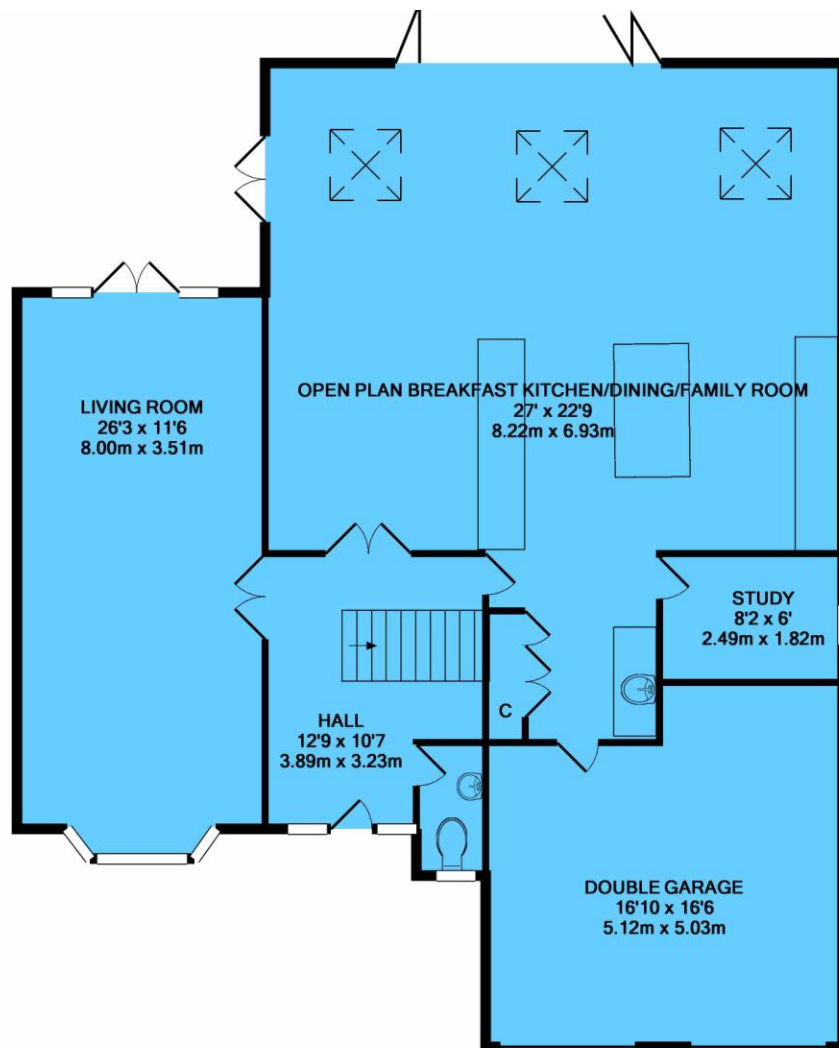
12' 4" x 11' 3" (3.77m x 3.43m)

**SOUTH FACING GARDEN**

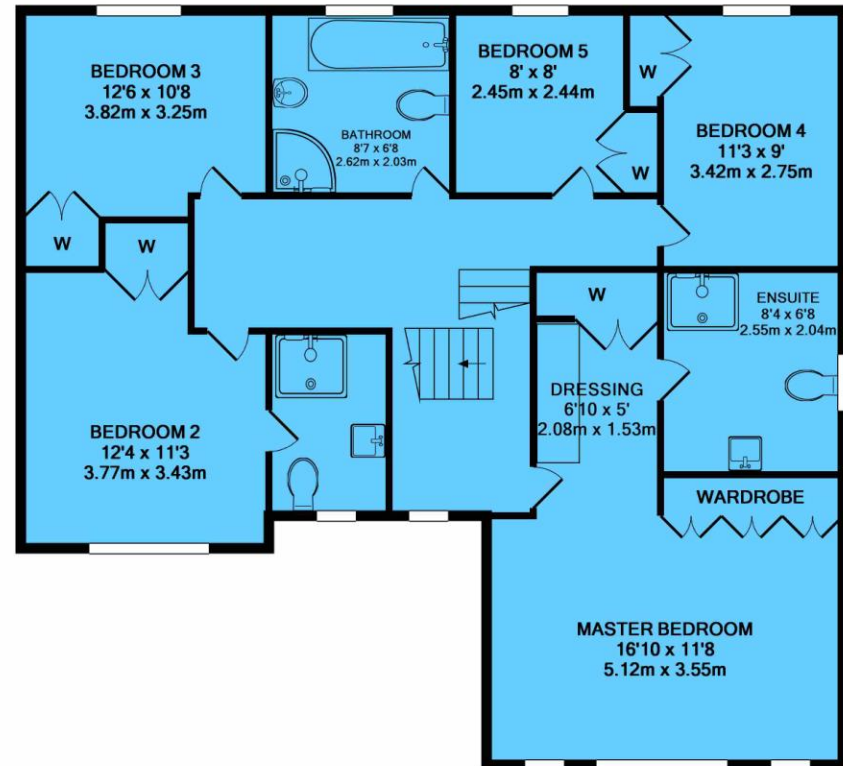








GROUND FLOOR



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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