



38 KNOWLE WOOD ROAD, DORRIDGE, B93 8JN
ASKING PRICE OF £1,350,000



- »X Five Double Bedroom Detached House
- »X Located On A Corner Plot On The Dorridge Triangle
- »X Extended & Improved Property
- »X Three Large Reception Rooms
- »X Superb Open Plan Breakfast Kitchen
- »X Luxury Ensuite
- »X Three Bathrooms
- »X Double Garage
- »X Large Tarmacadam Driveway

PROPERTY OVERVIEW

This superbly presented five double bedroom and three bathroom detached property has been recently updated to include new windows, central heating, breakfast kitchen, luxury ensuite and recently laid tarmacadam driveway. This large and spacious family home is located on the Dorridge Triangle a short walk away from the village centre and train station. Located on a corner plot, the property briefly affords:- entrance hallway, three large reception rooms, including living room with library area, large office, sitting / family room, magnificent open plan breakfast kitchen / dining room, five double bedrooms, luxury en-suite, Jack & Jill shower room and family bathroom. An integral double garage also includes a large loft space accessed via an internal ladder. Outside the property enjoys a landscaped south westerly facing garden with full width patio area. The property has been significantly extended and updated, however, affords a large loft space which offers further scope to extend and improve the property to provide additional bedrooms and ensuite should this be required. To fully appreciate the size, location and specification internal inspection is highly recommended.

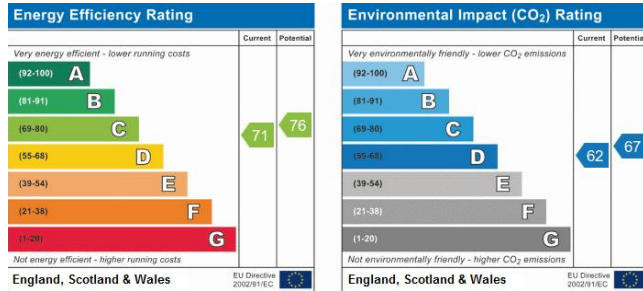
PROPERTY LOCATION

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. Bimingham 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	Water meter, mains gas, mains electricity
BROADBAND	BT - Fibre Optic
GARDEN	South/South West facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, carpets, curtains (excluding lounge and bedroom curtains), lights and shed



FIRST FLOOR

BEDROOM ONE

17' 3" x 14' 11" (5.25m x 4.55m)

ENSUITE

8' 3" x 7' 7" (2.52m x 2.31m)

BEDROOM TWO

18' 8" x 14' 10" (5.68m x 4.53m)

JACK & JILL ENSUITE

BEDROOM THREE

17' 7" x 11' 1" (5.37m x 3.37m)

BEDROOM FOUR

13' 1" x 10' 9" (3.98m x 3.27m)

BEDROOM FIVE

17' 9" x 9' 1" (5.40m x 2.76m)

BATHROOM

10' 8" x 10' 4" (3.25m x 3.14m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

22' 8" x 16' 10" (6.91m x 5.14m)

SOUTH/SOUTH WEST FACING REAR GARDEN

HALL

18' 1" x 18' 1" (max) (5.52m x 5.51m)

SITTING ROOM

20' 1" x 18' 7" (6.12m x 5.67m)

STUDY

12' 10" x 10' 0" (3.91m x 3.06m)

LIBRARY AREA

14' 11" x 7' 1" (4.55m x 2.17m)

LOUNGE

18' 8" x 17' 3" (5.69m x 5.25m)

BREAKFAST KITCHEN DINER

19' 11" x 17' 3" (6.08m x 5.27m)

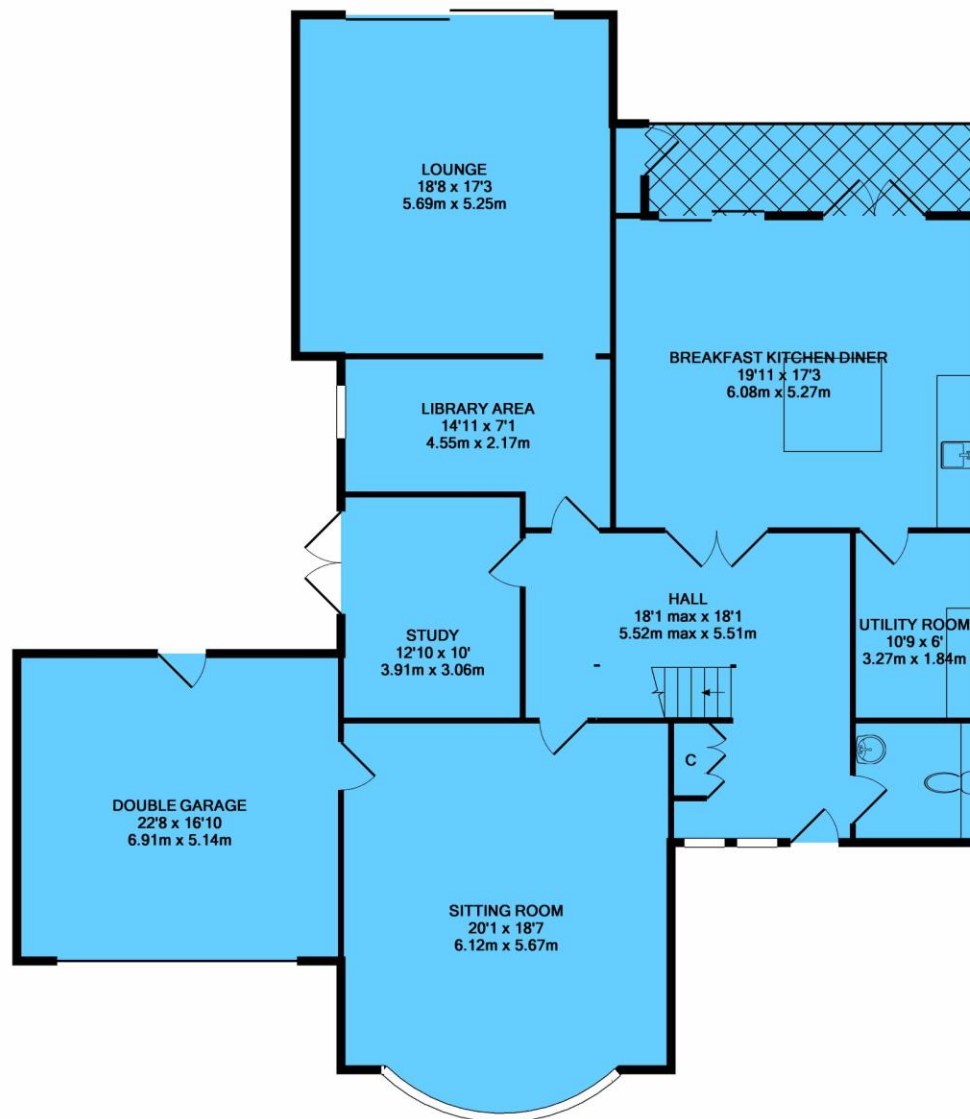
UTILITY ROOM

10' 9" x 6' 0" (3.27m x 1.84m)

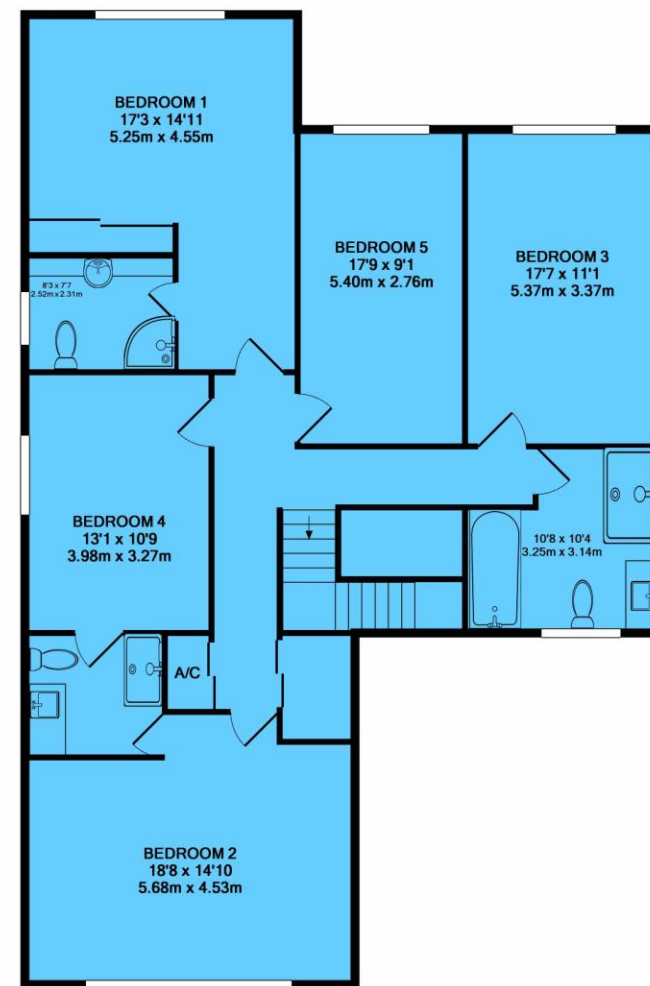
GUEST CLOAKROOM







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