



103 AVENUE ROAD, DORRIDGE, B93 8JU
ASKING PRICE OF £1,600,000



- »X A Stunning & Significantly Extended House
- »X Five Double Bedrooms
- »X Easy Walking Distance To Dorridge
- »X Set Back Behind A Newly Laid Driveway
- »X Underfloor Heating
- »X Open Plan Kitchen
- »X Five Bedrooms & Four Bathrooms
- »X Double Garage
- »X Westerly Facing Rear Garden

PROPERTY OVERVIEW

Having been significantly extended and internally remodelled, this recently completed stunning five double bedroom detached property offers deceptively spacious accommodation which has been finished to the highest specification throughout and is located on the Golden Triangle, within easy walking distance to Dorridge village and station. Set back behind a newly laid tarmacadam driveway with decorative block paved border, the property occupies an excellent position on Avenue Road and benefits from a most private westerly facing landscaped rear garden. Internally the property is beautifully finished throughout with the ground floor benefitting from underfloor heating and comprising of four reception rooms including living room, family room, office and garden room / gymnasium and a large open plan traditional kitchen diner with bi-fold doors to the rear patio. To the first floor are five double bedrooms (master with walk in wardrobe and luxury ensuite) and three additional luxury bathrooms. A double garage is located to the front of the property and is also internally accessed via the utility. Briefly the property affords:- entrance hallway, guest cloakroom, living room, family room, open plan kitchen diner, office, garden room / gymnasium, utility, double garage, five double bedrooms and four luxury ensuite / bathrooms, westerly facing rear garden with full width patio and private aspect.

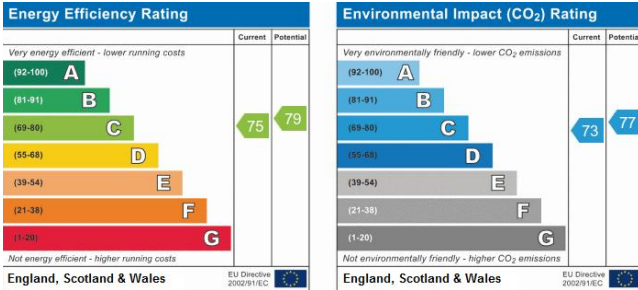
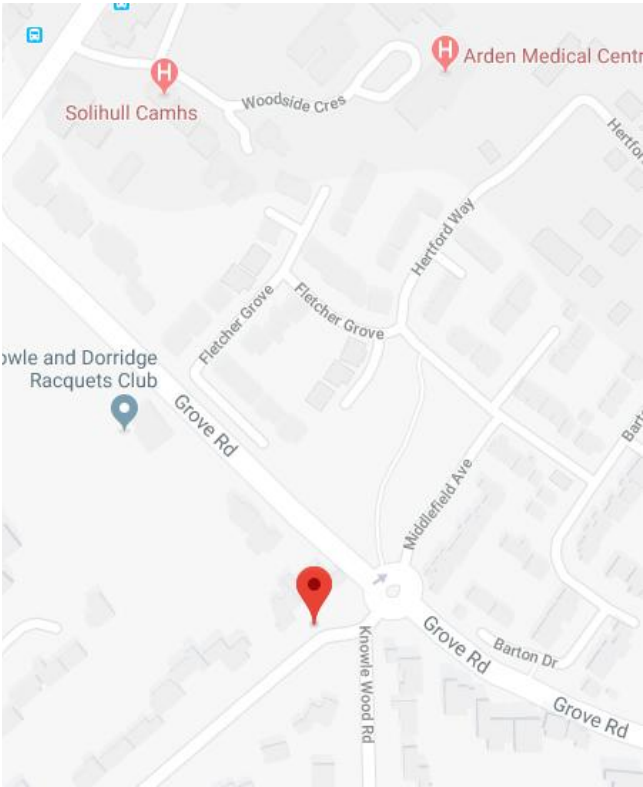
PROPERTY LOCATION

Situated in Dorridge on a sought after road, 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	Water meter, mains gas, mains electricity
BROADBAND	Virgin - Fibre Optic
GARDEN	South West Facing

ITEMS INCLUDED IN THE SALE

Free standing Rangemaster cooker, extractor, dishwasher, carpets, lights, shed and built in coffee machine



HALL

LIVING ROOM

20' 0" x 15' 9" (max) (6.10m x 4.80m)

FAMILY ROOM

14' 5" x 11' 0" (max) (4.40m x 3.35m)

OFFICE

10' 2" x 8' 6" (3.10m x 2.60m)

GARDEN ROOM/GYMNASIUM

16' 9" x 16' 9" (5.10m x 5.10m)

BREAKFAST KITCHEN

27' 1" x 18' 10" (max) (8.25m x 5.75m)

UTILITY ROOM

9' 6" x 11' 10" (2.90m x 3.60m)

SHOWER ROOM

7' 10" x 6' 4" (2.40m x 1.95m)

FIRST FLOOR

MASTER BEDROOM

21' 0" x 16' 9" (max) (6.40m x 5.10m)

ENSUITE

8' 10" x 8' 6" (2.70m x 2.60m)

DRESSING ROOM

9' 10" x 8' 6" (3.00m x 2.60m)

BEDROOM TWO

16' 9" x 15' 11" (max) (5.10m x 4.85m)

JACK & JILL ENSUITE

8' 2" x 5' 7" (2.50m x 1.70m)

BEDROOM THREE

13' 1" x 11' 1" (4.00m x 3.37m)

BEDROOM FOUR

15' 7" x 10' 2" (4.75m x 3.10m)

ENSUITE

5' 10" x 4' 7" (1.80m x 1.40m)

BEDROOM FIVE

12' 6" x 9' 2" (3.80m x 2.80m)

BATHROOM

12' 8" x 8' 5" (3.85m x 2.56m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

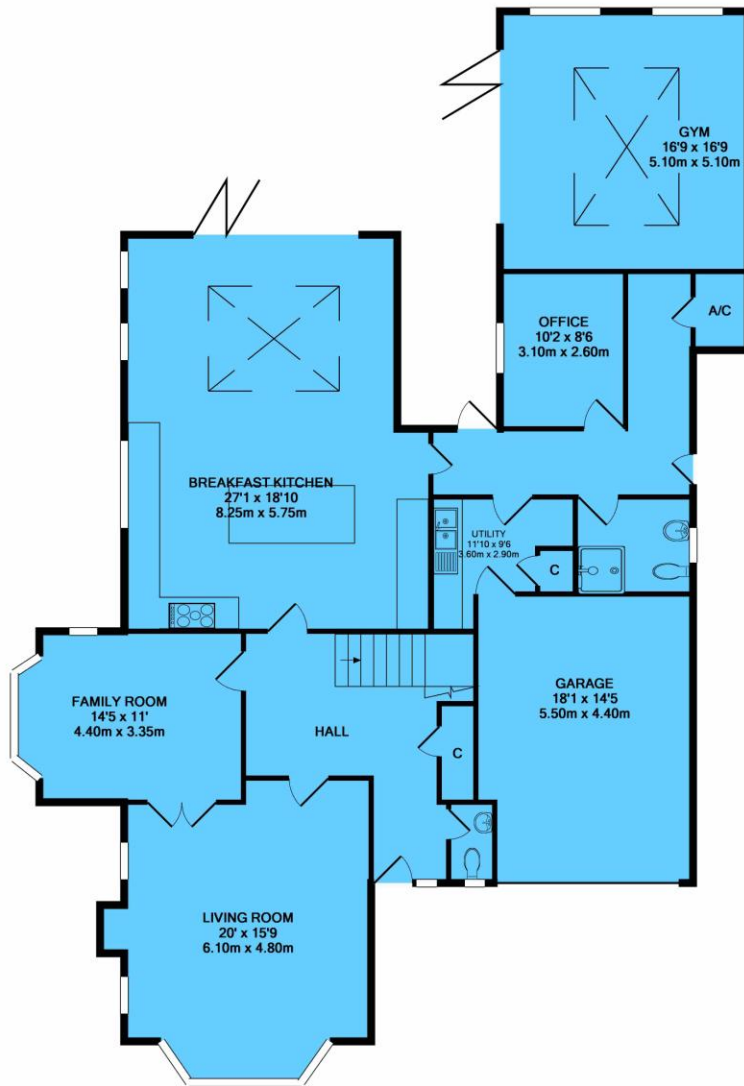
18' 1" x 14' 5" (5.50m x 4.40m)

REAR GARDEN

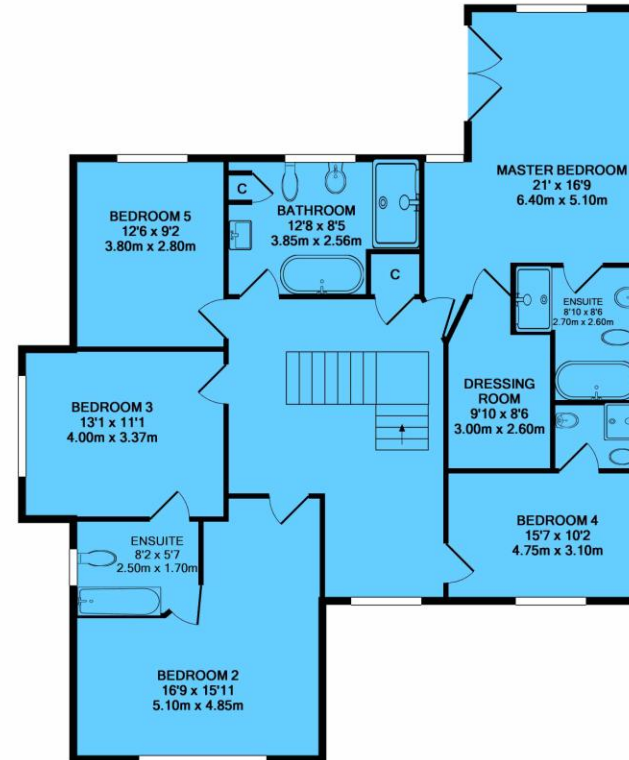
South West Facing







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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