



Apsley Grove, Dorridge

Guide Price £1,250,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Presenting an exquisite opportunity to acquire a stunning six-bedroom detached property in the highly coveted road of Dorridge, this residence embodies the epitome of sophisticated family living. Nestled within Apsley Grove, this home offers a harmonious blend of elegance, comfort, and modern functionality. Upon entering, you are greeted by a grand entrance hallway that sets the tone for the impeccable design and attention to detail that permeates throughout the property. Boasting three reception rooms, including a spacious living room, study, and a versatile playroom/family room, this home provides ample space for both relaxation and entertainment. The ground floor also provides underfloor heating throughout. The heart of the home lies in the large open plan kitchen and dining area, seamlessly connecting with a purpose built patio area located immediately off the kitchen and accessed via bi-fold doors. The kitchen features high-end finishes throughout including a Porcelanosa Kitchen with Siemens Studioline appliances, a feature central island with bespoke breakfast area and bar, creating the ideal setting for culinary enthusiasts and hosting gatherings. Convenience is not overlooked, with a utility room, plant room and guest cloakroom completing the ground floor.



Ascending to the first floor, four generously sized bedrooms await, each exuding luxury and comfort. The principal bedroom is a retreat in itself, complete with a walk-in dressing room, fitted wardrobes, and a lavish en-suite. Two additional bedrooms on the second floor, one of which is currently configured as a cinema room and a separate bathroom, offer further versatility and privacy. This floor could easily be utilised as a further master suite or is ideal for those who wish guests to have privacy and their own bathroom facility. Outside, the westerly facing rear garden is exceptional. Being beautifully landscaped the garden beckons for outdoor relaxation, with a full-width patio perfect for al fresco dining, leading to a well-manicured lawn and a resin pathway that guides you towards a purpose built workshop and garden room. The garden room could easily be adapted to be utilised as a gym or separate office. Situated within walking distance of Dorridge Station and local schools, this exceptional property seamlessly blends luxurious living with practicality, making it a residence that truly stands out. An internal viewing is essential to fully appreciate the exceptional quality and lifestyle this home has to offer.





PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: F

Tenure: Freehold



- Stunning Six Bedroom Detached Property Located Within A Highly Sought After Road Of Dorridge
- Representing The Perfect Family Home With Three Receptions Rooms, Large Open Plan Kitchen / Dining Room With Adjacent Play Room / Family Room
- Beautifully Extended, Set Over Three Floors With Bespoke Garden Room Located To Rear Offering Superb Versatility
- Set Behind A Large Tarmacadam Driveway Providing Ample Parking For Several Vehicles
- Large Entrance Hallway Leading To All Ground Floor Accommodation Which Includes Underfloor Heating Throughout
- Study, Living Room, Play Room/Family Room, Bi-Fold Doors Off Breakfast Kitchen With Bespoke Breakfast Bar and Central Island, Utility, Guest Cloakroom and Plant Room
- Four Bedrooms To First Floor With Three Luxury Bathrooms, Principal Bedroom With Walk In Dressing Room With Fitted Wardrobe And Large Luxury En-suite
- Two Further Bedrooms To Second Floor Or Guest Bedrooms And Cinema Room With Separate Bathroom
- Outstanding Landscaped Rear Garden With Full Width Patio Located Immediately Off Kitchen, Garden Mainly Laid With Lawn With Resin Pathway Leading To Workshop And Garden Room
- Internal Inspection Is A Must To Fully Appreciate This Outstanding Family Home Located Within Easy Walking Distance To Dorridge Station And All Local Schools



ENTRANCE HALLWAY

LIVING ROOM

21' 0" x 11' 2" (6.40m x 3.40m)

STUDY

8' 2" x 4' 11" (2.49m x 1.50m)

KITCHEN/DINING ROOM

26' 11" x 19' 0" (8.20m x 5.79m)

PLAYROOM/FAMILY ROOM

14' 3" x 11' 2" (4.34m x 3.40m)

SIDE PASSAGE

19' 8" x 3' 9" (5.99m x 1.14m)

WC

4' 11" x 4' 7" (1.50m x 1.40m)

UTILITY

8' 2" x 5' 11" (2.49m x 1.80m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 7" x 11' 4" (4.45m x 3.45m)

ENSUITE

7' 5" x 6' 1" (2.26m x 1.85m)

DRESSING ROOM

7' 5" x 7' 1" (2.26m x 2.16m)

BEDROOM TWO

14' 9" x 9' 9" (4.50m x 2.97m)

BEDROOM THREE

14' 9" x 8' 10" (4.50m x 2.69m)

ENSUITE

5' 11" x 5' 11" (1.80m x 1.80m)



BEDROOM FOUR

11' 4" x 6' 7" (3.45m x 2.01m)

BATHROOM

10' 10" x 9' 0" (3.30m x 2.74m)

SECOND FLOOR

BEDROOM FIVE

14' 1" x 11' 6" (4.29m x 3.51m)

BEDROOM SIX/CINEMA ROOM

15' 9" x 13' 1" (4.80m x 3.99m)

BATHROOM

8' 0" x 7' 7" (2.44m x 2.31m)

STORAGE

7' 7" x 6' 7" (2.31m x 2.01m)

TOTAL SQUARE FOOTAGE

284.5 sq.m (3062 sq.ft) approx.

OUTSIDE THE PROPERTY

GARDEN ROOM

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

STORE

11' 6" x 9' 10" (3.51m x 3.00m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN WITH FULL WIDTH PATIO



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, integrated coffee machine, microwave, fridge, freezer, dishwasher, all carpets, curtains, blinds and light fittings, garden room, store/workshop, three garden play houses, climbing frame with tunnel and swing set, awnings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - mains gas and electricity. Broadband - Vodafone - fibre optic. Loft space - through wardrobe in main bedroom - loft hatch and boarded.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



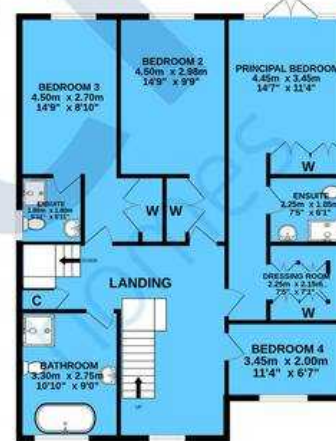
GARDEN ROOM



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 284.5 sq.m. (3062 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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