



Avenue Road, Dorridge

Guide Price £1,500,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Perfectly situated on a large corner plot within the coveted Dorridge Triangle, this immaculately presented five-bedroom detached property provides a superb family home in the perfect location. Boasting an impressive in and out driveway, the property is conveniently located just a short stroll away from the Dorridge Station, offering easy access for commuters. As you step inside the entrance hallway, the interior welcomes you with a harmonious blend of space, style, and functionality. The residence features two reception rooms, comprising a dual aspect living room and a peaceful study which also offers the versatility to be used as a family room / play room. The heart of the home lies in the generous open-plan breakfast kitchen and family room, perfect for intimate family gatherings or entertaining friends. Additionally, a guest cloakroom, WC and utility room on the ground floor, complete with a courtesy door into the double garage, ensuring functionality throughout the home. To the first floor the property hosts five well-proportioned bedrooms and two modern bathrooms, providing ample accommodation for a growing family.





The principal bedroom boasts a luxurious ensuite bathroom with the remaining bedrooms serviced via the large luxury family bathroom benefitting from a large shower and freestanding bath. Outside, the property is complemented by a double garage and parking for multiple vehicles on the expansive tarmac driveway. A unique feature of the property is the double-gated side entrance, providing convenient access for storing a caravan or boat. In addition, it also provides space for extension subject to the necessary planning permissions. To the rear of the property is a wide landscaped south easterly facing rear garden offering a tranquil escape from the hustle and bustle of every-day life, with its lush lawn providing the perfect setting for outdoor relaxation and recreation. In summary, this exceptional property offers a rare opportunity to reside in a prestigious location, with an unparalleled combination of luxurious living spaces, convenient amenities, and beautiful outdoor surroundings. Contact us today to arrange a viewing and experience the epitome of modern family living in the heart of Dorridge.





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: G

Tenure: Freehold



- Located On A Large Corner Plot Behind In And Out Driveway And Set Upon The Dorridge Triangle
- Beautifully Presented Five Bedroom Detached Property Located Within Easy Walking Distance To Dorridge Station
- A Superb Family Home Benefiting From Two Reception Rooms Including Dual Aspect Living Room And Study Plus A Large Open Plan Breakfast Kitchen And Family Room
- Double Garage And Parking For Several Vehicles To The Large Tarmacadam Driveway
- Five Bedrooms And Two Bathrooms Located To the First Floor
- Double Gated Side Entrance Ideal For Caravan Or Boat Store
- Large Landscaped Southerly Facing Rear Mainly Laid With Lawn
- Ground Floor Includes Useful Utility With Courtesy Door Into Double Garage

PORCH

ENTRANCE HALLWAY

21' 6" x 7' 9" (6.55m x 2.36m)

CLOAKROOM

WC

5' 11" x 4' 11" (1.80m x 1.50m)

LIVING ROOM

22' 6" x 13' 0" (6.86m x 3.96m)

STUDY

11' 2" x 9' 0" (3.40m x 2.74m)



BREAKFAST KITCHEN & FAMILY ROOM

KITCHEN

11' 0" x 10' 4" (3.35m x 3.15m)

DINING/FAMILY AREA

23' 9" x 11' 2" (7.24m x 3.40m)

UTILITY ROOM

10' 10" x 9' 6" (3.30m x 2.90m)

INTEGRAL DOUBLE GARAGE

17' 5" x 17' 3" (5.31m x 5.26m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 13' 1" (3.99m x 3.99m)

ENSUITE

13' 0" x 5' 5" (3.96m x 1.65m)

BEDROOM TWO

11' 2" x 11' 0" (3.40m x 3.35m)

BEDROOM THREE

11' 2" x 10' 0" (3.40m x 3.05m)

BEDROOM FOUR

11' 2" x 9' 0" (3.40m x 2.74m)

BEDROOM FIVE/OFFICE

12' 8" x 5' 11" (3.86m x 1.80m)

BATHROOM

10' 0" x 7' 10" (3.05m x 2.39m)

TOTAL SQUARE FOOTAGE

219.6 sq.m (2364 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WIDE LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Range Master free standing cooker, Range Master extractor, dishwasher, all carpets, curtains, blinds and light fittings, underfloor heating in main bathroom and ensuite and electric garage door.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Vodaphone - fibre optic. Loft space - part 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.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 219.6 sq.m. (2364 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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