



Station Road, Dorridge

Guide Price £1,250,000



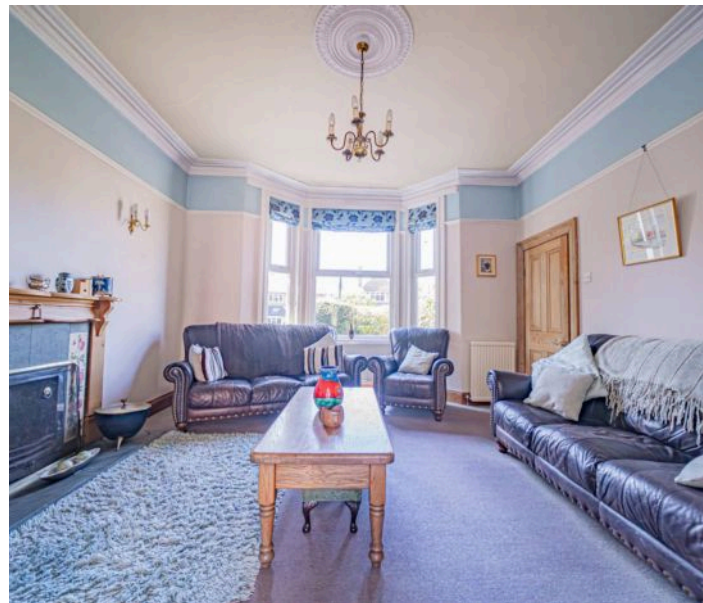


PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a remarkable extended Victorian detached property, perfectly situated in the sought-after locale of Dorridge. Located in the heart of the village, this residence is a true gem, offering unparalleled convenience with easy access to all local amenities and the nearby train station, facilitating seamless commutes and every-day living.

This substantial property has been extended to accommodate four generous bedrooms within the main house, alongside an adjoining annexe. Approaching the residence, you are greeted by a grand in and out driveway providing ample parking space, leading to a double tandem garage - a practical feature enhancing the property's functionality.

The rear of the property unveils a stunning south-facing landscaped garden, meticulously designed to offer a tranquil outdoor retreat. The ground floor welcomes with a delightful array of living spaces, encompassing a trio of reception rooms that include a living room, dining room, and a charming garden/sun room - each exuding a distinct character and offering versatile living options. The extended open plan breakfast kitchen serves as the heart of the home, providing a modern culinary space, perfect for family gatherings, and also includes a large pantry. Off the kitchen is a useful utility and off the entrance hallway is a guest cloakroom.





Completing the ground floor layout is a utility room, guest cloakroom, and an office discreetly positioned at the rear of the garage for added privacy. Ascending to the first floor, four double bedrooms await, with the principal bedroom benefiting from an ensuite bathroom, while the remaining bedrooms share a family bathroom. Additionally, the annexe space introduces a separate living room with a kitchen, a bedroom, and a shower room, offering flexibility for guests or extended family members. Set within an expansive plot, the property boasts a private and well-established rear garden, with ample space at the side for potential extension (subject to obtaining the necessary planning permissions) or convenient storage for boats or caravans. This superb family home offers outstanding space for every family member and also the flexibility for those seeking to work from home or host family / guests.

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.





- Extended Victorian Detached Property Located In The Heart Of Dorridge Within Easy Walking Distance To All Local Amenities And Train Station
- Significantly Extended To Include Four Bedrooms To Main House Plus An Annexe
- Set Behind A Large In And Out Driveway Providing Ample Parking And With Double Tandem Garage
- Large And Beautifully Landscaped South Facing Rear Garden
- Ground Floor Accommodation Includes Three Reception Rooms Including Living Room, Dining Room And Garden / Sun Room Plus Extended And Large Open Plan Breakfast Kitchen
- Ground Floor Is Completed With Utility And Guest Cloakroom Plus Office Located To Rear Of Garage
- Four Double Bedrooms To First Floor, Principal Bedroom With Ensuite And Remaining Bedrooms Serviced Via Family Bathroom
- Annexe Includes Living Room With Kitchen, Bedroom And Shower Room
- All Situated On A Large Plot With A Private And Established Rear Garden And Ample Space To Side For Further Extension (STPP) Or Boat / Caravan Store



Council Tax band (main house): G

Council Tax band (annexe): A

Tenure: Freehold



PORCH

HALLWAY

LIVING ROOM

13' 11" x 13' 0" (4.25m x 3.95m)

DINING ROOM

15' 9" x 13' 1" (4.80m x 4.00m)

GARDEN / SUN ROOM

BREAKFAST KITCHEN

26' 1" x 11' 6" (7.95m x 3.50m)

PANTRY

UTILITY ROOM

6' 7" x 6' 3" (2.00m x 1.90m)

SHOWER ROOM

OFFICE

12' 2" x 9' 10" (3.70m x 3.00m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 13' 0" (4.00m x 3.95m)

ENSUITE

11' 6" x 9' 4" (3.50m x 2.85m)

BEDROOM TWO

13' 9" x 13' 1" (4.20m x 4.00m)

BEDROOM THREE

12' 8" x 9' 8" (3.85m x 2.95m)

BEDROOM FOUR

11' 10" x 11' 6" (3.60m x 3.50m)

FAMILY BATHROOM

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



ANNEXE – FIRST FLOOR

LIVING ROOM

13' 7" x 10' 2" (4.15m x 3.10m)

KITCHEN

6' 7" x 5' 3" (2.00m x 1.60m)

BEDROOM

12' 0" x 8' 2" (3.65m x 2.50m)

SHOWER ROOM

6' 7" x 5' 3" (2.00m x 1.60m)

OUTSIDE THE PROPERTY

TANDEM GARAGE

32' 10" x 10' 4" (10.00m x 3.15m)

TOTAL SQUARE FOOTAGE

278.7 sq.m (3000 sq.ft) approx.

DRIVEWAY FOR MULTIPLE VEHICLES

WELL ESTABLISHED GARDENS



ITEMS INCLUDED IN THE SALE

Kitchen to be discussed and agreed with buyer as kitchen not fitted. To include garden shed, all carpets, some curtains, blinds and light fittings.

ADDITIONAL INFORMATION

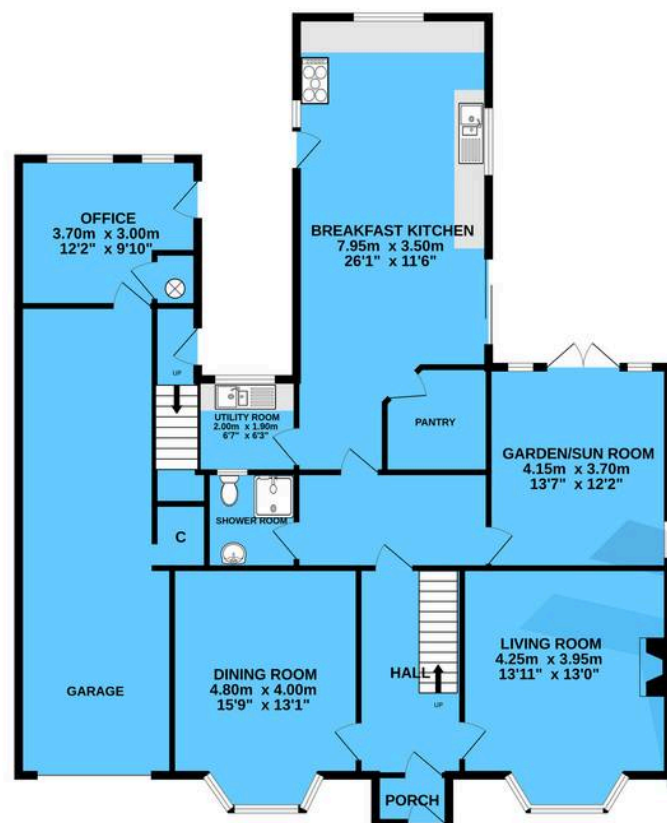
Services – water on a meter, mains electricity and sewers. Broadband – cable & FTTP (fibre to the premises). Five lofts – 1 – boarded and carpeted. The annexe's council tax band is A, and it is 100% exempt from the council tax charge if it is empty or occupied by a family member.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



ANNEX - 1ST FLOOR



TOTAL FLOOR AREA : 278.7 sq.m. (3000 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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