



Hanbury Road, Dorridge

Guide Price £925,000





PROPERTY OVERVIEW

Significantly extended and beautifully presented, this four-bedroom traditional detached property is a true gem nestled in a sought-after road of Dorridge. Within easy walking distance to Dorridge Village, the train station, and all local schools, this outstanding family home has been meticulously remodelled and updated to the highest standard. Upon arrival, the property greets you with a tarmacadam driveway providing ample parking alongside a convenient garage. As you step inside, the entrance hallway showcases original Parquet flooring leading you into two welcoming reception rooms; the living room and an extended family room, both enriched with integrated log burners for those cosy evenings. The heart of this home lies in the large open plan breakfast kitchen, boasting bi-fold doors that illuminate the space with natural light. The modern kitchen features a central island/breakfast bar, integrated Neff appliances, plumbed in refrigerator and sleek quartz work surfaces throughout. A large utility room, complete with a downstairs WC, leads seamlessly into the garage. Ascend the stairs to discover four bedrooms set across two floors, with two luxurious bathrooms ensuring utmost comfort.





The principal bedroom, situated to the rear, features a lavish ensuite, while the remaining bedrooms are serviced by a deluxe family bathroom. The property's fourth bedroom, located on the second floor, presents an exciting opportunity for further extension or the addition of an ensuite, subject to the necessary permissions. Outside, the property's charm continues with a south-facing landscaped rear garden, offering a tranquil retreat. A full-width patio area is perfect for al fresco dining, while the rest of the garden is predominantly laid with a lush lawn and adorned with formal borders of shrubs and trees. Meticulously modernised and improved by the current owners, this outstanding family home is a rare find that truly must be viewed to be fully appreciated.

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

- Significantly Extended And Beautifully Presented Four Bedroom Traditional Detached Property
- Located Within A Sought After Road Of Dorridge And Within Easy Walking Distance To Dorridge Village, Station And All Local Schools
- An Outstanding Family Home That Has Been Internally Remodelled And Updated To The Highest Standard
- Set Behind A Tarmacadam Driveway Providing Ample Parking Plus Garage
- Entrance Hallway With Original Parquet Flooring Leading Into Two Reception Rooms Including Living Room And Family Room Both With Integrated Log Burners
- Large Open Plan Breakfast Kitchen With Bi-Fold Doors, Modern Kitchen, Feature Central Island / Breakfast Bar And Quartz Work Surface Throughout
- Four Bedrooms Set Over Two Floors With Two Luxury Bathrooms, Principal Bedroom Located To The Rear With Luxury Ensuite And Remaining Bedrooms Serviced Via Luxury Family Bathroom
- Fourth Bedroom To The Second Floor With Scope For Further Extension Or Addition Of Further Ensuite Subject To The Necessary Planning Permissions
- South Facing Landscaped Rear Garden With Full Width Patio Area, Mainly Laid With Lawn And Formal Borders Shrubs And Trees
- An Outstanding Family Home Which Has Been Modernised And Improved By The Present Owners And Must Be Viewed To Be Fully Appreciated



ENTRANCE HALLWAY

FAMILY ROOM

16' 5" x 12' 0" (5.00m x 3.66m)

LIVING ROOM

18' 1" x 9' 8" (5.51m x 2.95m)

BREAKFAST KITCHEN

25' 9" x 12' 0" (7.85m x 3.66m)

WC

6' 3" x 5' 7" (1.91m x 1.70m)

UTILITY ROOM

10' 10" x 6' 3" (3.30m x 1.91m)

INTEGRAL GARAGE

15' 5" x 8' 2" (4.70m x 2.49m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 11' 10" (4.14m x 3.61m)

ENSUITE

6' 7" x 3' 11" (2.01m x 1.19m)

BEDROOM TWO

16' 5" x 11' 10" (5.00m x 3.61m)

BEDROOM THREE

13' 1" x 10' 6" (3.99m x 3.20m)

BATHROOM

9' 2" x 8' 2" (2.79m x 2.49m)

SECOND FLOOR

BEDROOM FOUR

17' 8" x 11' 0" (5.38m x 3.35m)

**TOTAL SQUARE FOOTAGE**

166.9 sq.m (1796 sq.ft) approx.

OUTSIDE THE PROPERTY**LANDSCAPED REAR GARDEN****FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Extractor, microwave, dishwasher, electric garage door, all carpets, blinds and light fittings, some curtains and car charging point (fitted October 2022).

ADDITIONAL INFORMATION

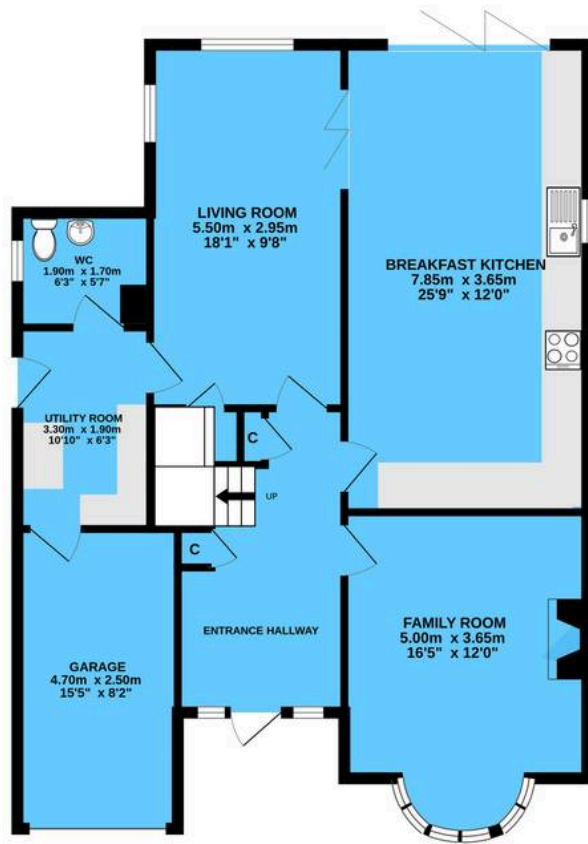
Services - mains gas, electricity, sewers and water. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

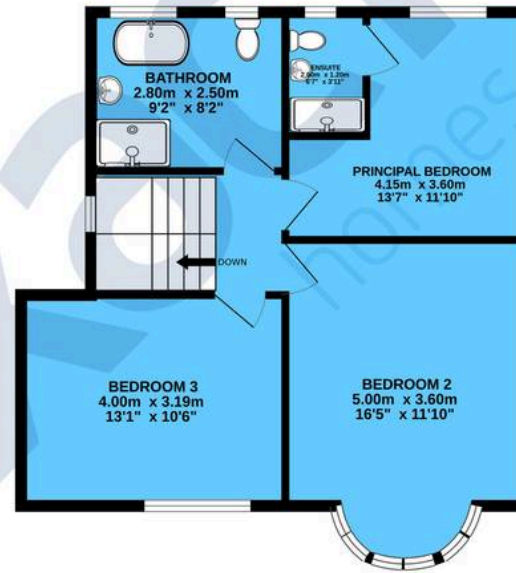
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



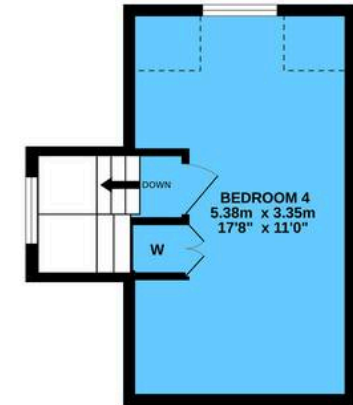
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 166.9 sq.m. (1796 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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