



Woodchester Road, Dorridge

Guide Price £1,250,000

xact
EXCLUSIVE

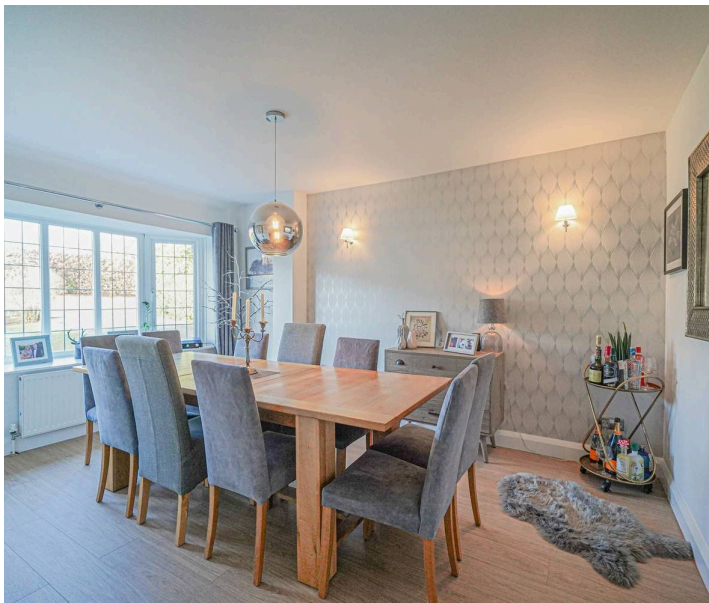




PROPERTY OVERVIEW

Introducing an exceptional opportunity to acquire this significantly extended five-bedroom detached property, nestled within the highly sought-after village of Dorridge. Prominently located within walking distance to the station, park and local schools, this residence offers the epitome of convenience and desirability for families seeking a beautiful home.

Upon arrival, the property captivates with its wide frontage, tarmac driveway, and double garage, providing ample space for multiple vehicles. Stepping inside, the entrance hallway welcomes you, leading to a guest cloakroom and three inviting reception rooms, including a dual aspect living room, study, and dining room.



The heart of the home lies in the magnificent open-plan kitchen, dining and family room. Boasting a central island and flooded with natural light, this space is ideal for entertaining and daily family life. A practical boot/storage area leads to a large utility room, seamlessly connecting to the double garage for added convenience.

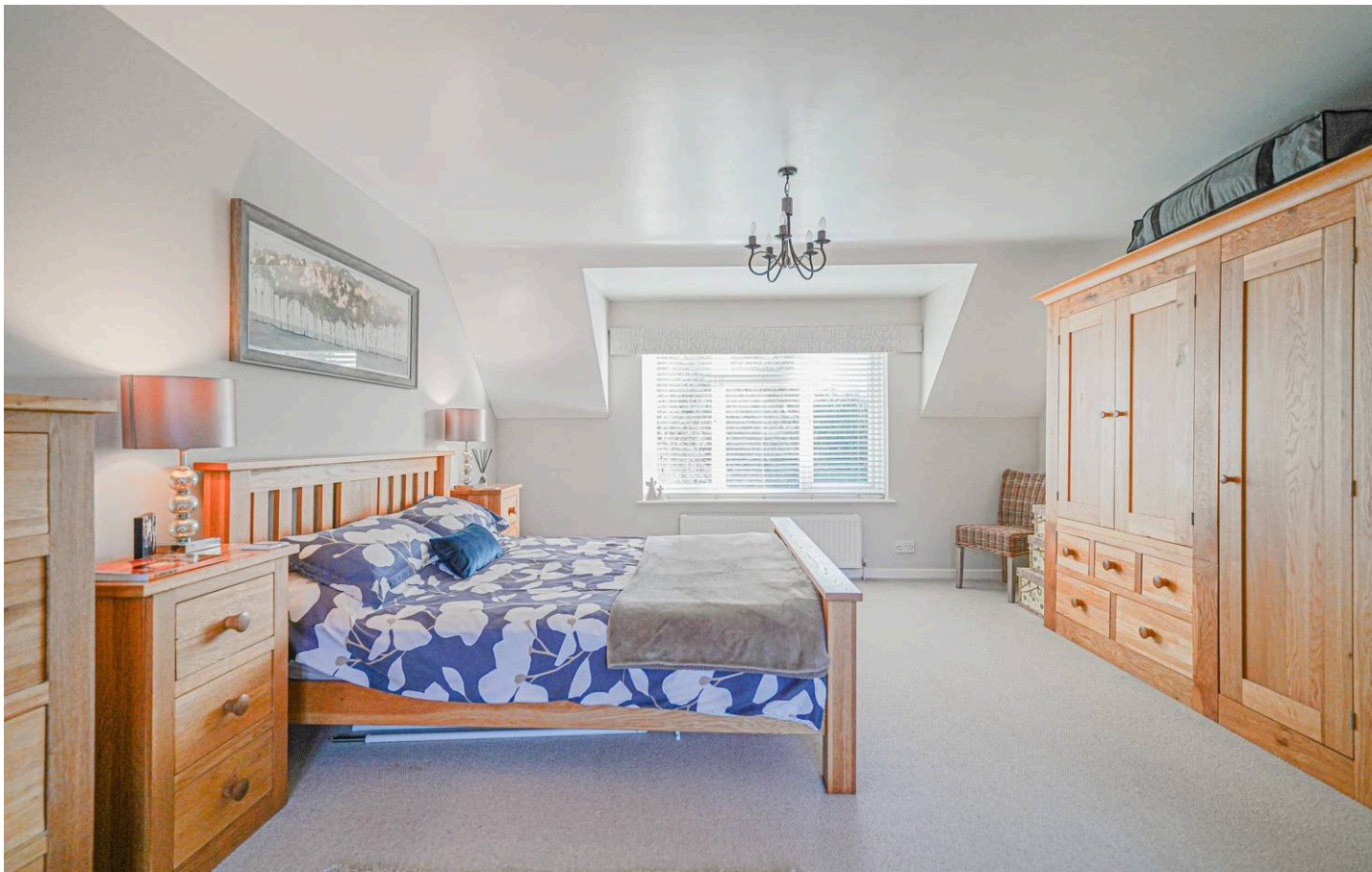


Ascending to the first floor, five bedrooms and two bathrooms await. The dual aspect principal bedroom stands out with its generous proportions and luxurious ensuite shower room, offering a tranquil retreat for the homeowners.

Outside, the south-facing landscaped rear garden beckons, featuring composite decking and being mainly laid with lawn, enveloped in privacy to create a serene outdoor sanctuary. The potential for further extension is evident, subject to the necessary planning permissions, providing an exciting opportunity for customisation to meet your unique requirements.

In conclusion, this property presents a rare chance to acquire a superb family home that seamlessly blends style, functionality and location in one remarkable package. Viewing is essential to fully appreciate the grandeur and potential this residence exudes. Book your appointment today to secure this outstanding property in Dorridge.



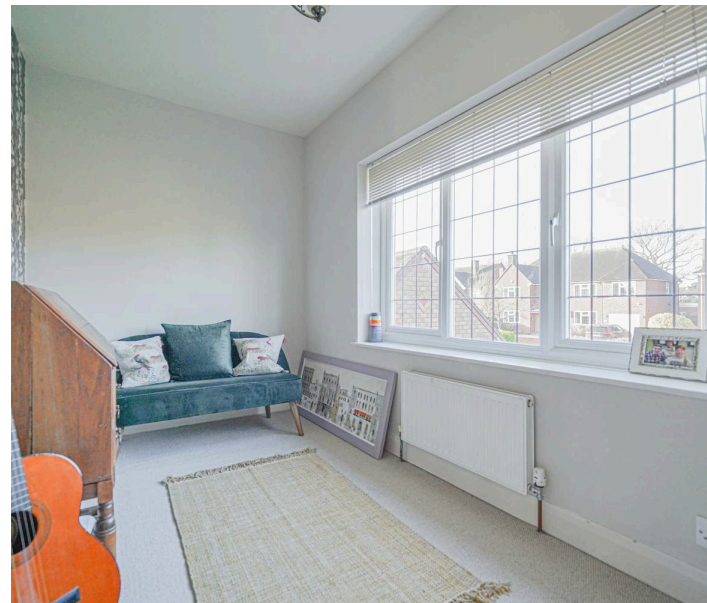


PROPERTY LOCATION

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





- Set Within A Highly Sought After Road Of Dorridge And Within Walking Distance To Station, Park And All Local Schools
- Significantly Extended Five Bedroom Detached Property Offering An Outstanding Family Home
- Set Behind A Wide Frontage With Tarmacadam Driveway And Double Garage
- Entrance Hallway With Guest Cloakroom, Leading Into Three Reception Rooms Including Dual Aspect Living Room, Study And Dining Room
- Magnificent Open Plan Kitchen, Dining And Family Room Affording Immense Amounts Of Natural Light With Central Island
- Boot / Storage Area Leading Into Large Utility And Courtesy Door Into Double Garage
- Five Bedrooms And Two Bathrooms To First Floor, Including Large Dual Aspect Principal Bedroom With Luxury Ensuite
- South Facing Landscaped Rear Garden With Composite Decking To Rear, Mainly Laid With Lawn And Offering A Most Private Aspect
- Viewing Essential And Offering Outstanding Potential For Further Extension Subject To The Necessary Planning Permissions



ENTRANCE HALLWAY

WC

LIVING ROOM

19' 6" x 18' 3" (5.95m x 5.55m)

STUDY

7' 5" x 4' 11" (2.25m x 1.50m)

DINING ROOM

14' 5" x 10' 6" (4.40m x 3.20m)

KITCHEN / DINING / FAMILY ROOM

20' 8" x 19' 8" (6.30m x 6.00m)

UTILITY ROOM

7' 9" x 6' 11" (2.35m x 2.10m)

INTEGRAL DOUBLE GARAGE

17' 7" x 14' 3" (5.35m x 4.35m)

FIRST FLOOR

PRINCIPAL BEDROOM

19' 8" x 14' 1" (6.00m x 4.30m)

ENSUITE

6' 3" x 4' 7" (1.90m x 1.40m)

BEDROOM TWO

13' 9" x 10' 0" (4.20m x 3.05m)

BEDROOM THREE

12' 2" x 9' 5" (3.70m x 2.88m)

BEDROOM FOUR

12' 0" x 6' 3" (3.65m x 1.90m)

BEDROOM FIVE

10' 6" x 6' 3" (3.20m x 1.90m)

BATHROOM

9' 2" x 5' 5" (2.80m x 1.65m)

TOTAL SQUARE FOOTAGE

218.0 sq.m (2347 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH FACING LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, some curtains, all blinds, some light fittings and electric garage door.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Loft - 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.

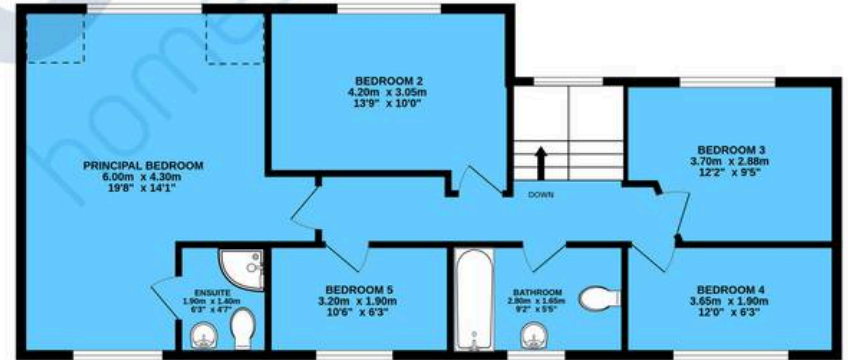
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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



TOTAL FLOOR AREA : 218.0 sq.m. (2347 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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