



**Dorridge Road, Dorridge**

Guide Price **£1,500,000**





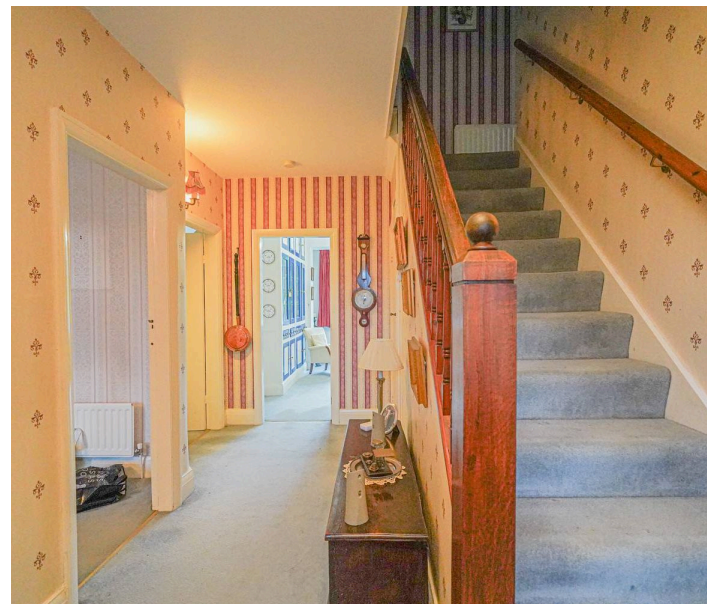
## PROPERTY OVERVIEW

Situated in the heart of the highly sought-after and prestigious Dorrige area, this traditional five-bedroom detached property presents an extremely rare opportunity for those in search of a substantial family home. Nestled behind a grand frontage, this residence boasts a long tarmacadam driveway leading to a double garage, providing ample parking space for multiple vehicles. Upon entering the property, one is greeted by an imposing entrance hallway that sets the tone for this traditional detached property. The ground floor features a downstairs WC and three spacious reception rooms, offering versatile living spaces ideal for both formal entertaining and every-day living. The formal living room provides a superb reception room to the front elevation, with a dining room to the rear and family room which is conveniently located to provide access to the breakfast kitchen, which in turn leads into the utility and double garage. Ascending to the first floor via a staircase, five impressive bedrooms await, serviced by two bathrooms one of which is en-suite ensuring convenience and comfort for the occupants.





The property also presents outstanding scope for extension and improvement, subject to obtaining the necessary planning permissions, allowing for further customisation to suit individual preferences and requirements. A highlight of this residence is the magnificent south-facing landscaped rear garden, a private haven to unwind and relax in. The garden is mainly laid with lawn with full width paved patio, offering a tranquil outdoor retreat for residents to enjoy the beauty of nature from the comfort of their home. Conveniently located within the esteemed "Golden" Triangle of Dorridge, this property boasts an enviable prime location within walking distance to Dorridge Station and the village centre. Residents will benefit from easy access to a plethora of local amenities, including shops, schools, and recreational facilities, further enhancing the appeal of this exceptional home. In summary, this property presents a unique opportunity to acquire a substantial family home in a prime location, offering immense potential for discerning buyers looking to create their dream residence in a highly desirable and sought-after neighbourhood.





#### 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



- Extremely Rare Opportunity To Purchase A Substantial Family Home In A Extremely Desirable And Sought After Location
- Located Behind A Large Frontage With A Long Tarmacadam Driveway Providing Ample Parking And Also Benefiting From A Double Garage
- Traditional Five Bedroom Detached Property Set Upon The "Golden" Triangle Of Dorridge And Offering Outstanding Scope For Extension And Improvement Subject To The Necessary Planning Permissions
- Downstairs The Property Is Comprised Of Three Reception Rooms All Accessed Via An Imposing Entrance Hallway And A Breakfast Kitchen Accompanied By A Utility Room
- To The First Floor Are Five Impressive Bedrooms Serviced By Two Bathrooms One Of Which Is En-Suite
- Magnificent South Facing Landscaped And Private Rear Garden Which Is Mainly Laid With Lawn
- Outstanding Prime Location Within Walking Distance To Dorridge Station And Village Centre

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

16' 3" x 15' 9" (4.95m x 4.80m)

#### **DINING ROOM**

16' 1" x 12' 0" (4.90m x 3.66m)

#### **FAMILY ROOM**

12' 10" x 10' 10" (3.91m x 3.30m)

#### **BREAKFAST KITCHEN**

16' 7" x 13' 1" (5.05m x 3.99m)

#### **UTILITY ROOM**

8' 6" x 7' 5" (2.59m x 2.26m)



- INTEGRAL DOUBLE GARAGE**  
16' 11" x 14' 9" (5.16m x 4.50m)
- FIRST FLOOR**
- BEDROOM ONE**  
16' 3" x 12' 2" (4.95m x 3.71m)
- BEDROOM TWO**  
15' 11" x 13' 0" (4.85m x 3.96m)
- BEDROOM THREE**  
17' 9" x 9' 2" (5.41m x 2.79m)
- BEDROOM FOUR**  
11' 0" x 9' 10" (3.35m x 3.00m)
- BEDROOM FIVE**  
12' 4" x 8' 10" (3.76m x 2.69m)
- ENSUITE**  
9' 2" x 8' 8" (2.79m x 2.64m)
- BATHROOM**  
9' 10" x 6' 7" (3.00m x 2.01m)
- TOTAL SQUARE FOOTAGE**  
193 sq.m (2077 sq.ft) approx.
- OUTSIDE THE PROPERTY**
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES**
- LANDSCAPED REAR GARDEN**
- FULL WIDTH PATIO**
- ITEMS INCLUDED IN THE SALE**  
Sold as seen.



#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - TalkTalk - fibre optic. Loft space - boarded with ladder and lighting.

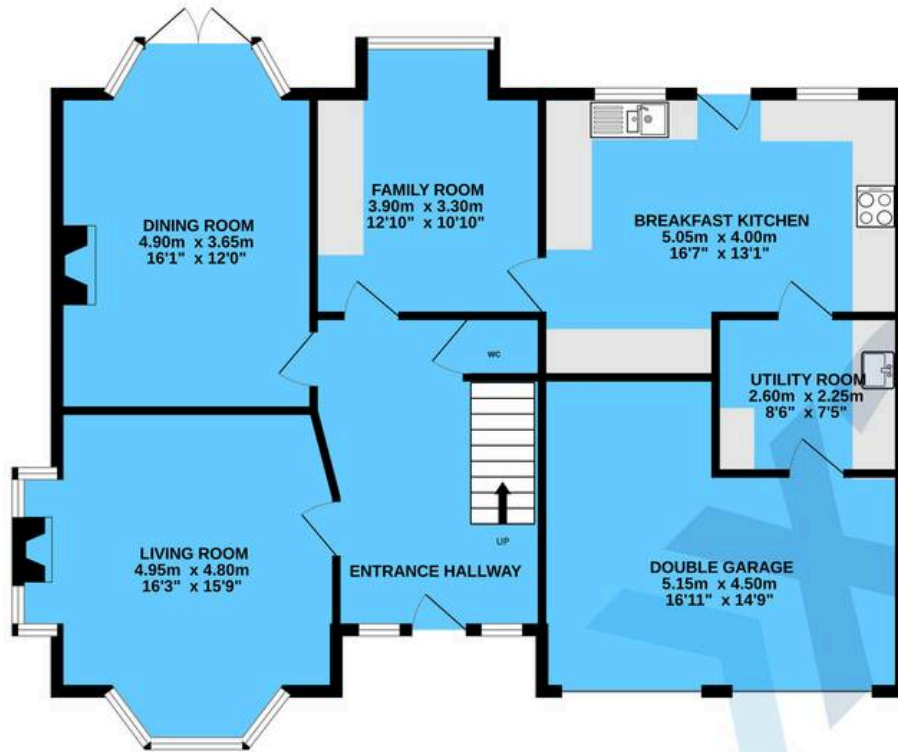
#### **INFORMATION FOR POTENTIAL BUYERS**

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.

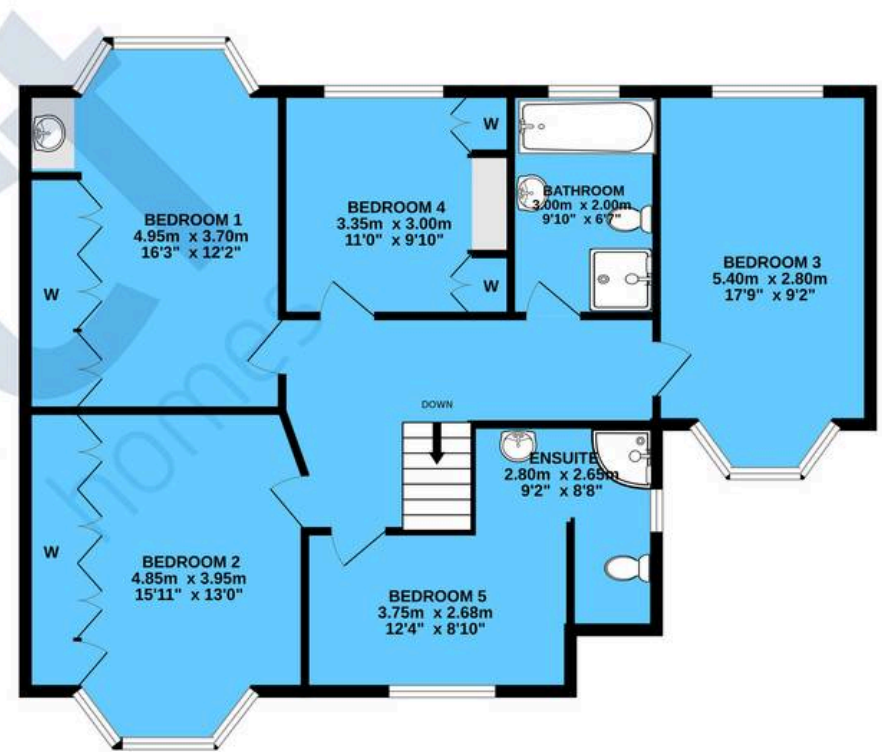




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 193.0 sq.m. (2077 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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