



Dorridge Road, Dorridge

Guide Price £1,350,000

xact
EXCLUSIVE

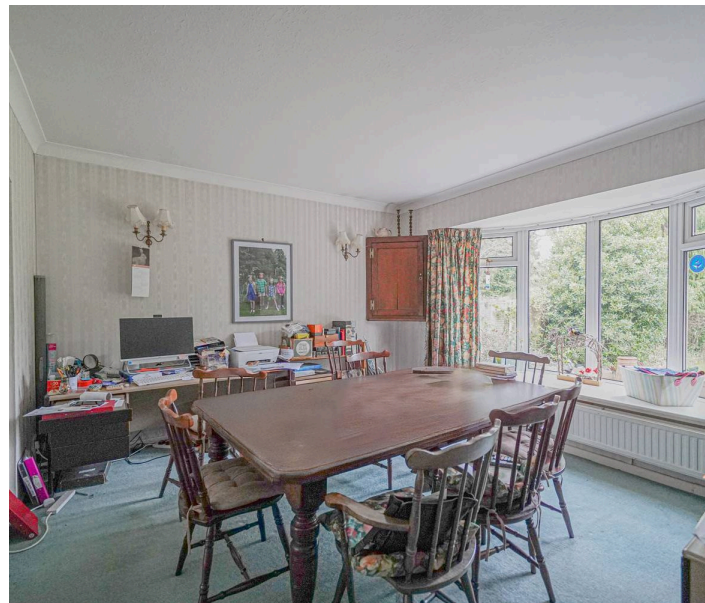




PROPERTY OVERVIEW

Nestled in a superb semi-rural location on Dorridge Road, this extended five-bedroom detached property exudes charm and character whilst also offering outstanding potential. Boasting a substantial plot of approximately one third of an acre, this home offers a perfect blend of tranquility and convenience, being just a short stroll away from Dorridge Village and its vibrant amenities, as well as the nearby train station.

Upon arrival, the property welcomes you with a tarmac driveway providing ample parking space, complemented by a convenient garage for added storage. Stepping inside, a spacious entrance porch and hallway beckon you further into the home, where three reception rooms await, including a cosy living room, elegant dining room, and a versatile family/snug area to the front elevation.

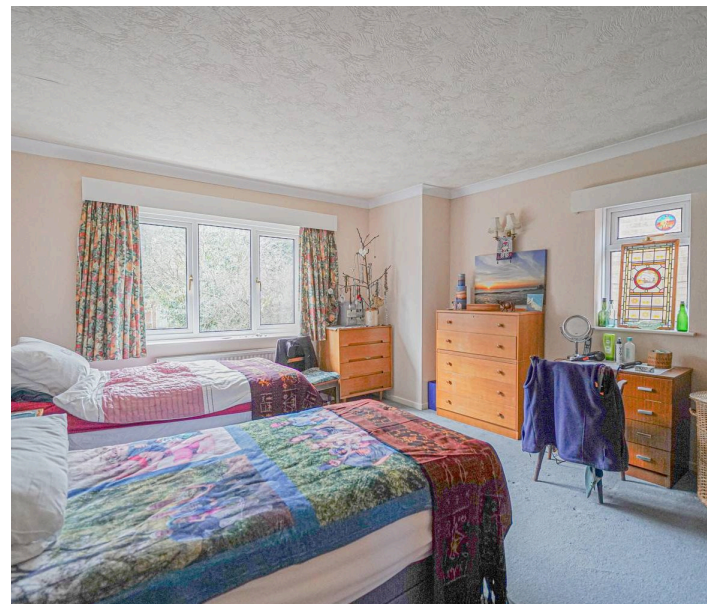




The ground floor seamlessly flows into an open-plan breakfast kitchen, perfect for culinary enthusiasts, while a large utility room adds practicality to the living space. Ascend to the first floor to discover five generously proportioned bedrooms and two well-appointed bathrooms, ensuring ample accommodation for the whole family. Two spacious lofts above afford the potential for conversion to additional accommodation.

Offering immense potential for further extension and enhancement, subject to the necessary planning permissions, this home caters to those seeking to tailor their living space to their unique vision. A landscaped and private rear garden awaits, providing a serene retreat from the hustle and bustle of daily life. The expansive lawn, full-width paved patio, and storage shed combine to create an outdoor oasis perfect for relaxation and entertaining.

Completing the allure of this property is its enviable position within the renowned Dorridge Triangle, guaranteeing a lifestyle of convenience and prestige. An outstanding opportunity to create your dream home in a sought-after location, this property stands as a testament to refined living and endless possibilities.





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





- Extended Five Bedroom Detached Property Set Upon Dorridge Road
- Situated On Approx 1/3 Acre Plot And Within Easy Walking Distance To Dorridge Village And Station
- Set Behind A Tarmacadam Driveway Providing Ample Parking With A Garage
- A Large Entrance Porch And Hallway Lead To Three Reception Rooms Including Living Room, Dining Room and Family / Snug To The Front Elevation
- Ground Floor Accommodation Is Completed With An Open Plan Breakfast Kitchen And Large Utility
- Five Bedrooms And Two Bathrooms Are Located To The First Floor
- The Property Offers Outstanding Scope For Further Extension And Improvement Subject To The Necessary Planning Permissions
- A Large Landscaped And Private Rear Garden Which Is Mainly Laid With Lawn, Full Width Paved Patio And Storage Shed
- An Outstanding Property Offering Loads Of Potential And Set Upon The Renowned Dorridge Triangle



ENTRANCE PORCH

ENTRANCE HALL

WC

FAMILY ROOM / SNUG

14' 9" x 11' 2" (4.50m x 3.40m)

LIVING ROOM

19' 8" x 13' 3" (6.00m x 4.05m)

DINING ROOM

13' 3" x 12' 0" (4.05m x 3.65m)

BREAKFAST KITCHEN

18' 1" x 13' 4" (5.50m x 4.06m)

UTILITY ROOM

13' 1" x 8' 6" (4.00m x 2.58m)

INTEGRAL GARAGE

15' 9" x 11' 2" (4.80m x 3.41m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 1" x 13' 5" (4.30m x 4.10m)

BEDROOM TWO

15' 5" x 9' 8" (4.70m x 2.95m)

BEDROOM THREE

13' 5" x 11' 0" (4.10m x 3.35m)

BEDROOM FOUR

10' 10" x 9' 10" (3.30m x 3.00m)

BEDROOM FIVE

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

BATHROOM

8' 2" x 5' 11" (2.50m x 1.80m)

SHOWER ROOM

9' 10" x 5' 7" (3.00m x 1.70m)



OUTSIDE THE PROPERTY

WC

TOTAL SQUARE FOOTAGE

223.6 sq.m (2407 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN

FULL WIDTH PAVED PATIO

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, extractor, Bosch dishwasher, all carpets, all curtains, all blinds, some light fittings, fitted wardrobes in three bedrooms and two garden sheds.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - ADSL copper wire. Loft - partially boarded.

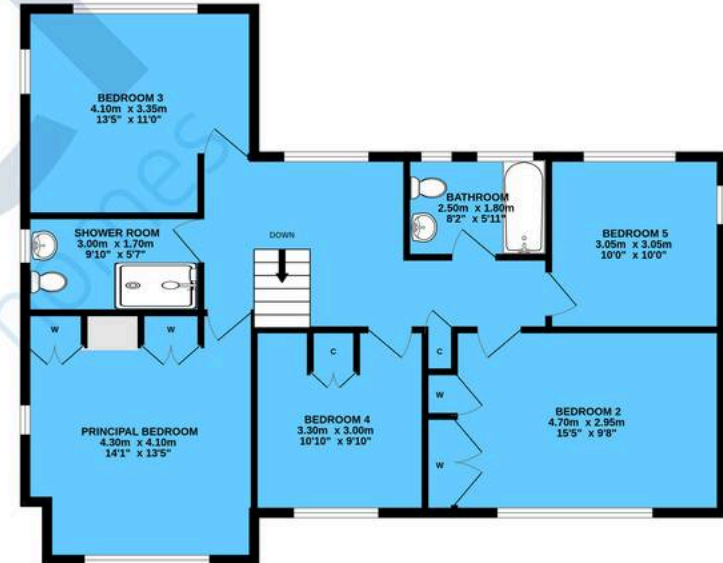
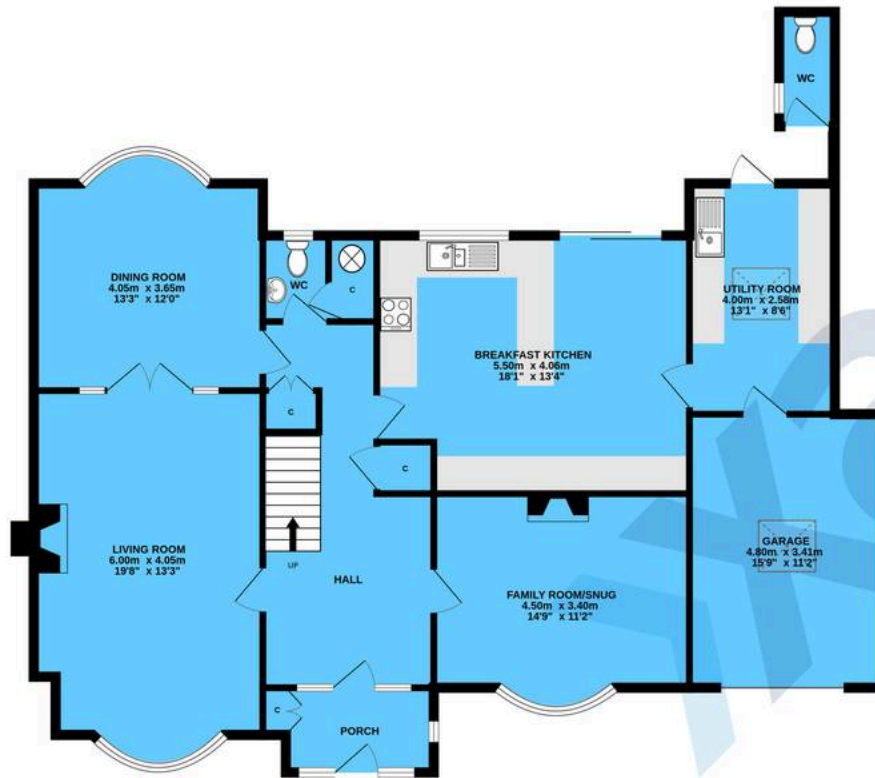
INFORMATION FOR POTENTIAL BUYERS

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 : 223.6 sq.m. (2407 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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