



Kingscote Road, Dorridge

Guide Price £1,050,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Welcome to this beautifully presented five-bedroom extended detached property located within easy walking distance to Dorridge Station, Dorridge park, local schools and village amenities. Set behind a large tarmac driveway with ample parking for multiple vehicles and a garage, this immaculate home is sure to impress.

Upon entering, you are greeted by a large entrance porch and entrance hallway leading to the ground floor accommodation.

The property boasts four reception rooms, including a spacious living room with a beautiful log-burner style gas fire, a study for those wishing to work from home, a versatile family/playroom and a conservatory. The open-plan kitchen/dining room flows effortlessly into the conservatory, creating a bright and airy space, perfect for entertaining friends and family, which also overlooks the rear garden. The luxury downstairs shower room adds a touch of elegance and convenience. The garage has a useful utility area with a sink and space for washer and dryer.

Upstairs, you will find five well-appointed bedrooms, all with fitted wardrobes, and two bathrooms. The principal bedroom features an ensuite shower room, while the remaining bedrooms are serviced by the family bathroom, ensuring comfort and functionality for all residents.





Outside, the large south-facing rear garden is a true highlight of this property. With a full-width patio and a most private aspect, the garden provides a peaceful retreat perfect for relaxation and outdoor activities. It also includes a storage shed.

Located within the sought-after Arden Academy catchment area, this property offers the perfect blend of convenience and quality living. Every aspect of this home has been meticulously maintained and is in pristine condition, making it the ideal family home.

In conclusion, viewing is essential to fully appreciate the charm and functionality of this immaculate property. Don't miss out on the opportunity to make this stunning residence your own. Schedule a viewing today and discover the potential of this exceptional family home in a highly desirable location.

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

- Beautifully Presented Five Bedroom Extended Detached Property Located Within Easy Walking Distance To Dorridge Station
- Set Behind A Large Tarmacadam Driveway With Ample Parking For Multiple Vehicles And Garage With Utility Area
- Absolutely Immaculate Throughout With Four Reception Rooms, Five Bedrooms And Three Bathrooms
- Ground Floor Accommodation Accessed Via Large Entrance Porch And Entrance Hallway With Luxury Downstairs Shower Room
- Four Reception Rooms Including Living Room, Study and Family / Play Room, Plus Conservatory Which Is Accessed Via Open Plan Kitchen/Dining Room
- Five Bedrooms With Two Bathrooms, Principal Bedroom With Ensuite And Remaining Bedrooms Serviced Via Family Bathroom
- Large South Facing Rear Garden With Full Width Patio And Offering A Most Private Aspect
- Viewing Essential To Appreciate This Immaculate Family Home Located Within Arden Academy Catchment Area





ENTRANCE PORCH

ENTRANCE HALLWAY

SHOWER ROOM

7' 8" x 5' 11" (2.33m x 1.80m)

STUDY

11' 6" x 6' 3" (3.50m x 1.90m)

LIVING ROOM

19' 2" x 11' 8" (5.85m x 3.55m)

FAMILY / PLAY ROOM

12' 4" x 10' 0" (3.75m x 3.05m)

KITCHEN / DINING ROOM

20' 10" x 16' 5" (6.35m x 5.00m)

CONSERVATORY

18' 10" x 14' 9" (5.75m x 4.50m)

INTEGRAL GARAGE

18' 8" x 10' 4" (5.70m x 3.15m)

FIRST FLOOR

PRINCIPAL BEDROOM

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

ENSUITE

11' 8" x 3' 9" (3.55m x 1.15m)

BEDROOM TWO

11' 6" x 10' 4" (3.50m x 3.15m)

BEDROOM THREE

13' 1" x 8' 6" (4.00m x 2.60m)

BEDROOM FOUR

12' 4" x 7' 9" (3.75m x 2.35m)

BEDROOM FIVE

10' 0" x 9' 0" (3.05m x 2.75m)

BATHROOM

6' 3" x 5' 11" (1.90m x 1.80m)

**TOTAL SQUARE FOOTAGE**

189.1 sq.m (2035 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****SOUTH FACING GARDEN****FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Free-standing cooker, kitchen extractor, microwave, dishwasher, all carpets, all blinds, all light fittings, fitted wardrobes in all five bedrooms, a 2021 car charging point, garden shed and electric garage door.

ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Broadband - Cable. Loft - partially boarded with metal loft ladder fitted and light.

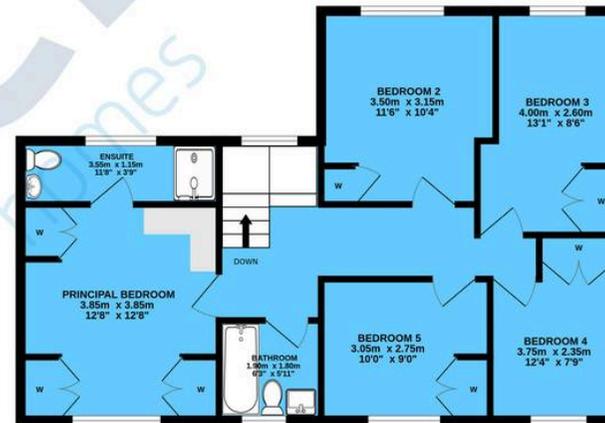
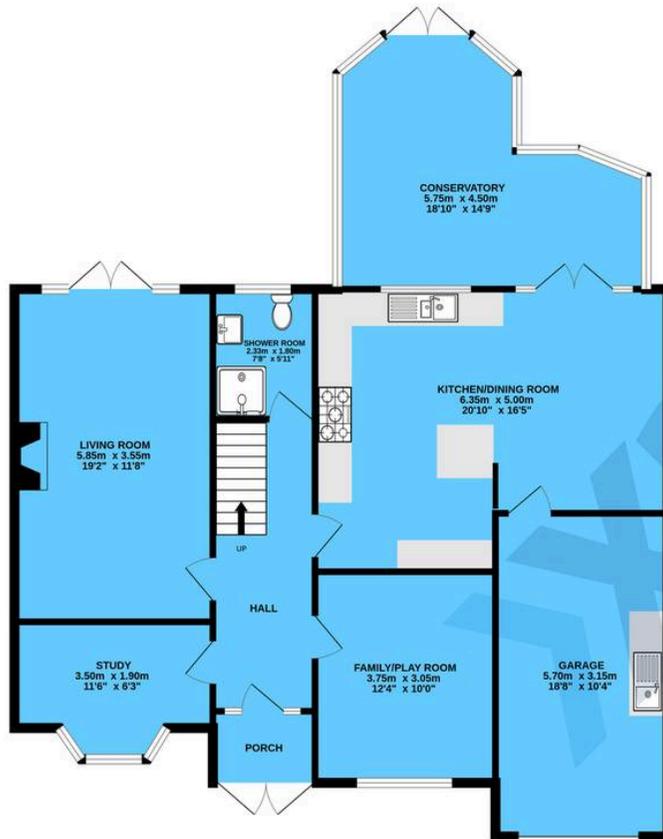
INFORMATION FOR POTENTIAL BUYERS

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 : 189.1 sq.m. (2035 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

