



Mill Lane, Dorridge

Guide Price £800,000





PROPERTY OVERVIEW

Introducing an impressive four-bedroom, three-bathroom detached house nestled behind a large block-paved driveway and front lawn, offering ample parking to accommodate residents and guests alike. This remarkable property exudes elegance and sophistication, setting a high standard for luxurious living in a desirable location.

Upon entering, you are greeted by a grand double-height entrance hallway that provides access to all downstairs living areas. The two reception rooms are thoughtfully designed, with the front reception room featuring exquisite parquet flooring—a perfect space currently utilised as a study. The rear reception room offers the warmth of parquet flooring, an inviting inglenook fireplace with a log burner, and French doors that seamlessly connect the indoors with the beautifully landscaped rear garden.



Conveniently situated at the rear of the house, the modern open-plan kitchen, dining, and living area is complemented by a utility room and separate pantry, creating a functional and stylish hub for every-day living and entertaining.



Ascending to the upper floor reveals four generously proportioned double bedrooms, with three benefiting from fitted wardrobes for added storage convenience. The three bathrooms, two of which are en-suite, boast contemporary fittings and provide a touch of luxury for residents.

Outside, the rear garden has undergone recent landscaping, offering a tranquil retreat with two well-proportioned patio areas, perfect for al fresco dining or relaxation amidst the serene surroundings.

Ideally located within walking distance to Dorridge Station and all the amenities that Dorridge has to offer, this property is not only a peaceful sanctuary but also enjoys the sought-after advantage of being within the prestigious Arden Academy's catchment area.

In conclusion, this magnificent property encapsulates modern luxury living, blending style and comfort seamlessly to create a home that truly stands out as a pinnacle of refined living. Book your viewing today to experience the epitome of elegant living in a prime 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





- Impressive Four Bedroom Three Bathroom Detached House
- Set Behind A Large Block Paved Driveway And Front Lawn With Ample Parking
- All Downstairs Living Accommodation Is Accessed Off The Double Height Entrance Hallway
- The Property Boasts Two Reception Rooms, The Front Reception Room Boasts Parquet Flooring And Is Currently Used As A Study
- The Rear Reception Room Also Benefits From Parquet Flooring, An Inglenook Fireplace With Log Burner And French Doors Into The Garden
- Located At The Rear Of The Property Is The Modern Open Plan Kitchen, Dining And Living Area Which Is Supported By A Utility Room And Pantry
- Upstairs, The Property Is Comprised Of Four Double Bedrooms, Three Of Which Afford Fitted Wardrobes, And Three Bathrooms, Two Of Which Are En-Suite
- The Rear Garden Has Been Recently Landscaped And Benefits From Two Well Proportioned Patio Areas
- Located Walking Distance To Dorridge Station And All Of Dorridge's Amenities
- Set In The Prestigious Arden Academy's Catchment Area



ENTRANCE HALL

WC

STUDY

10' 6" x 9' 4" (3.20m x 2.85m)

LIVING ROOM

15' 9" x 12' 8" (4.80m x 3.85m)

KITCHEN / DINING / LIVING AREA

21' 10" x 17' 5" (6.65m x 5.30m)

UTILITY ROOM

6' 7" x 5' 11" (2.00m x 1.80m)

PANTRY

9' 2" x 4' 11" (2.80m x 1.50m)

INTEGRAL GARAGE

16' 5" x 11' 10" (5.00m x 3.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 12' 8" (4.80m x 3.85m)

ENSUITE

9' 6" x 7' 3" (2.90m x 2.20m)

BEDROOM TWO

12' 6" x 11' 10" (3.80m x 3.60m)

ENSUITE

5' 7" x 5' 7" (1.70m x 1.70m)

BEDROOM THREE

14' 5" x 11' 4" (4.40m x 3.45m)

BEDROOM FOUR

12' 8" x 10' 8" (3.85m x 3.25m)

BATHROOM

7' 5" x 5' 7" (2.25m x 1.70m)

TOTAL SQUARE FOOTAGE

181.8 sq.m (1957 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

RECENTLY LANDSCAPED REAR GARDEN

TWO PATIO AREAS

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, microwave, fridge, all carpets, some curtains, all blinds, all light fittings, fitted wardrobes in three bedrooms, underfloor heating, garden shed and a 2024 electric car charging point.

ADDITIONAL INFORMATION

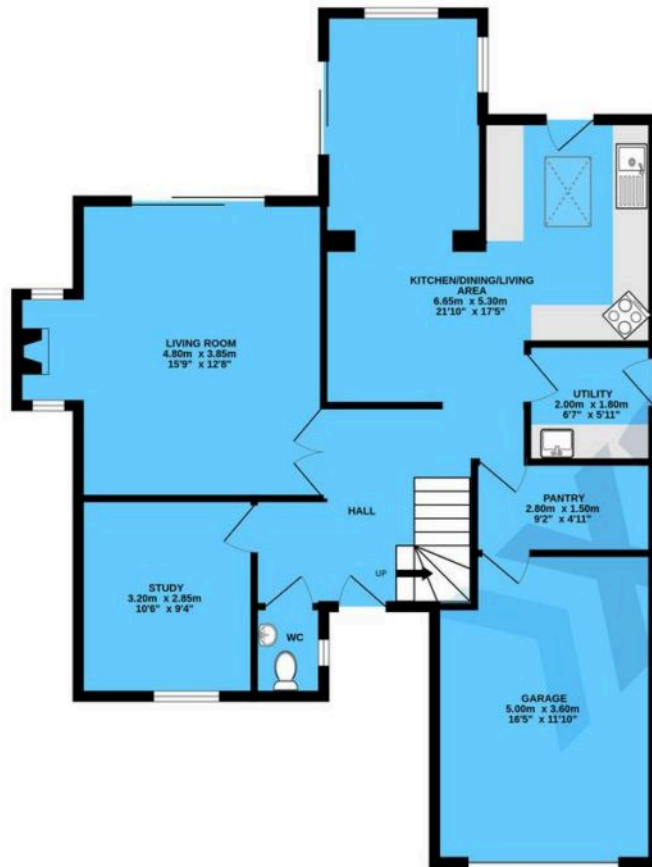
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

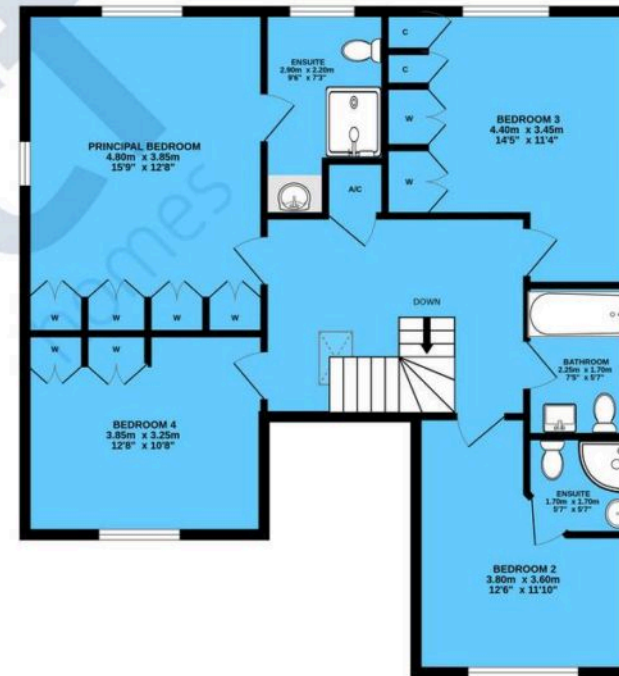
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 181.8 sq.m. (1957 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.

Made with Metropix 6/2025

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

xact
HOMES

