



**Avenue Close, Dorridge**

Guide Price **£1,250,000**

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Introducing an exceptional opportunity to acquire a sophisticated residence in a sought-after location, offered to the market with no upward chain. This significantly extended four-bedroom detached property commands attention with its prominent position on a large corner plot within the prestigious Dorridge Triangle. Fronting both Avenue Road and Avenue Close, the property is nestled within the heart of Dorridge, and enjoys convenient proximity to Dorridge Station and an array of local amenities, making it an ideal choice for modern living.

Upon entering the property, you are greeted by a spacious entrance hallway leading to the various living areas on the ground floor. Boasting outstanding versatility, the residence features four reception rooms including a living room, family room/snug, dining room, and a generously sized office that presents the option for alternative uses such as a gymnasium or even an annexe. The bright and airy breakfast kitchen offers a welcoming space for culinary pursuits, complemented by a utility room and a guest cloakroom.



Ascending to the first floor, the property hosts four well-appointed bedrooms, with the large principal bedroom showcasing a superb ensuite facility. The remaining bedrooms are serviced by a family bathroom, ensuring comfort and convenience for all residents.



Externally, the property is presented with a large driveway providing parking for multiple vehicles and granting access to a double garage. The corner plot positioning affords the property gardens that wrap around all sides, offering a tranquil retreat for relaxation and entertainment.

Furthermore, the property presents exciting potential for further extension and/or redevelopment, subject to the necessary planning permissions, providing an opportunity for the discerning buyer to tailor the residence to their individual requirements.

In summary, this immaculately presented property epitomises contemporary living, offering a rare combination of space, style, and convenience in a prime location. With its enviable attributes and potential for enhancement, this residence presents a unique opportunity for those seeking a distinguished lifestyle in the heart of 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





- Benefitting From Being Offered To the Market With No Upward Chain
- Significantly Extended Four Bedroom Detached Property Located On A Large Corner Plot
- Superb Location On The Dorridge Triangle And Within Walking Distance To Dorridge Station And All Local Amenities
- Offering Outstanding Versatility With Four Reception Rooms Including Living Room, Family Room / Snug, Dining Room And Large Office Which Could Easily Be Used As A Gymnasium
- Bright And Airy Breakfast Kitchen With An Abundance Of Workspace For Culinary Enthusiasts
- Potential For Further Extension And / Or Redevelopment Subject To The Necessary Planning Permissions
- Set Back Behind A Large Driveway Accommodating Parking For Multiple Vehicles And Leading To Double Garage
- Being Set On A Corner Plot, The Property Benefits From Gardens Which Wrap Around All Sides



## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

24' 9" x 14' 9" (7.55m x 4.50m)

## **DINING ROOM**

13' 11" x 13' 11" (4.25m x 4.25m)

## **BREAKFAST KITCHEN**

13' 11" x 12' 2" (4.25m x 3.70m)

## **UTILITY**

8' 2" x 4' 11" (2.50m x 1.50m)

## **OFFICE**

25' 7" x 13' 11" (7.80m x 4.25m)

## **FAMILY ROOM / SNUG**

12' 0" x 10' 8" (3.65m x 3.25m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

18' 8" x 13' 9" (5.70m x 4.20m)

## **ENSUITE**

14' 1" x 7' 7" (4.30m x 2.30m)

## **BEDROOM TWO**

13' 11" x 13' 1" (4.25m x 3.99m)

## **BEDROOM THREE**

10' 8" x 9' 8" (3.25m x 2.95m)

## **BEDROOM FOUR**

9' 8" x 7' 7" (2.95m x 2.30m)

## **BATHROOM**

8' 6" x 7' 5" (2.60m x 2.25m)

## **OUTSIDE THE PROPERTY**

## **DOUBLE GARAGE**

18' 1" x 17' 9" (5.50m x 5.40m)

**TOTAL SQUARE FOOTAGE**

242.3 sq.m (2608 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****WRAP-AROUND GARDENS****ITEMS INCLUDED IN THE SALE**

Hotpoint free-standing cooker, extractor, fridge/freezer, Bosch dishwasher, washer/dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in three bedrooms, underfloor heating in bathroom, garden shed and electric garage door.

**ADDITIONAL INFORMATION**

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

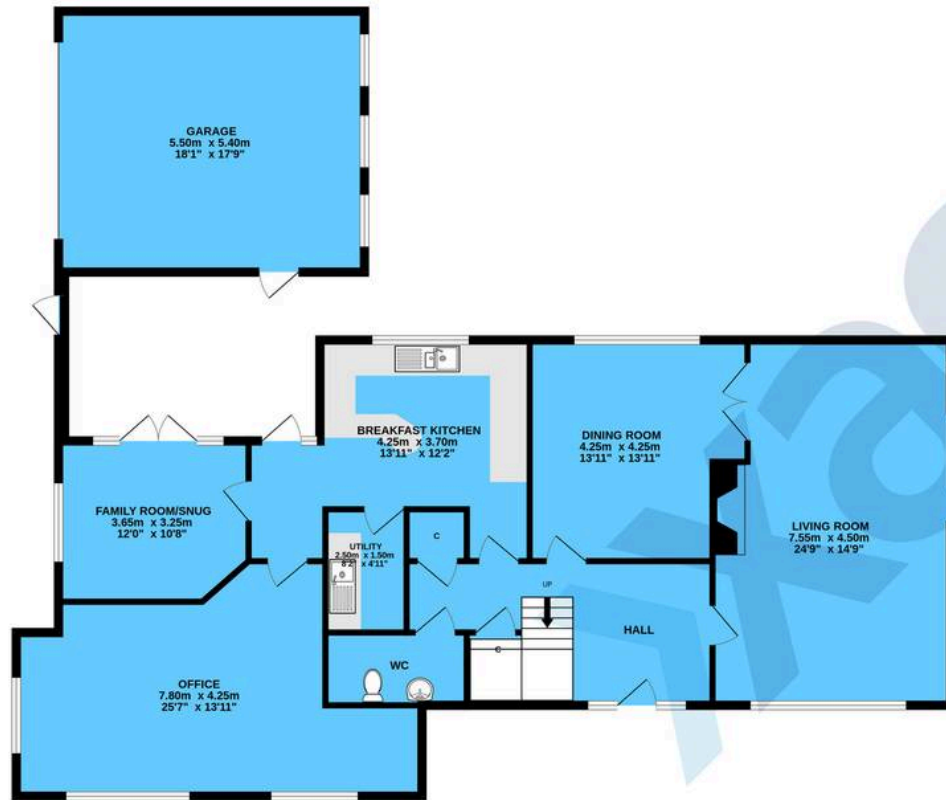
**INFORMATION FOR POTENTIAL BUYERS**

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.

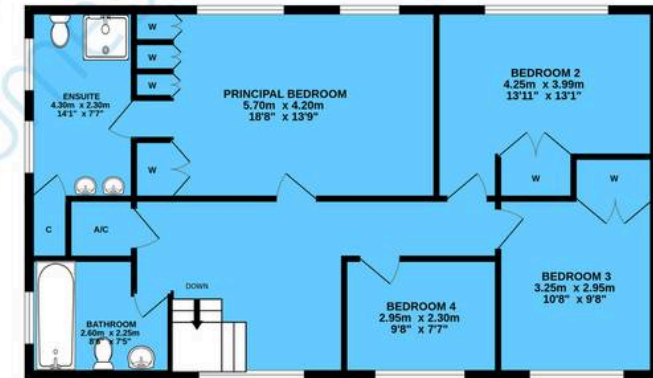




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 242.3 sq.m. (2608 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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