



Avenue Road, Dorridge

Guide Price £1,500,000





PROPERTY OVERVIEW

Rarely does an opportunity arise to acquire such a magnificent example of Victorian architecture as this imposing semi-detached residence, showcasing an enviable location just a short stroll from both Dorridge Station and the bustling village centre. This substantial period home boasts a striking facade, with a large paved driveway offering an impressive welcome, providing ample parking for multiple vehicles and a triple car garage.

Stepping inside, the grandeur of the property becomes apparent, with features typical of its era including high ceilings, ornate coved cornices, elegant high skirting boards, and beautiful feature fireplaces adorning the principal reception rooms. The ground floor accommodation is both spacious and adaptable with four reception rooms, offering flexibility for various living configurations. In addition to the dual aspect living room, dining room, and study, there is a further sitting room, as well as a recently updated breakfast kitchen with full height sliding glass doors overlooking the rear garden and a useful utility room. In addition, the space to the rear of the property includes a modernised shower room, enabling configuration as an annexe facility if required. In addition, access to the cellar is off the entrance hallway providing additional and useful storage space.





The first floor is home to three well-appointed bedrooms, each exuding character and charm, including the principal suite, which benefits from a large and recently updated luxury ensuite shower room and a separate dressing room. The remaining bedrooms are serviced by a family bathroom, with the added convenience of two further double bedrooms on the second floor, one of which boasts its own ensuite facility. There is also a large store which could easily be converted into a further shower room / ensuite.

The rear garden has been thoughtfully landscaped to provide a peaceful retreat, with a mix of lawned areas, a decked patio, and a block paved terrace, ideal for outdoor entertaining. Completing this exceptional property is a superb triple garage, offering the potential to house up to four vehicles and benefiting from two electric doors.

In conclusion, this property offers a rare opportunity to acquire a superb family home with an array of impressive features and an incredibly convenient location. An internal viewing is essential in order to fully appreciate the scale and quality of this magnificent residence.





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





- Rare Opportunity To Purchase A Large Victorian Semi-Detached Property Set A Short Walk Away From Dorridge Station And Village Centre
- Superb Period Property Boasting Four Reception Rooms, Five Bedrooms And Four Bathrooms
- Set Behind A Large Paved Driveway Providing Ample Parking For Multiple Vehicles And A Triple Car Garage
- Boasting Many Features Associated With A Property Of This Era Including High Ceilings, Ornate Coved Cornice, High Skirting Boards And Feature Fireplaces
- Ground Floor Includes Dual Aspect Living Room, Dining Room, Study And Further Sitting Room Plus Recently Updated Breakfast Kitchen And Utility To Rear
- Offering Huge Flexibility To Ground Floor With Ability To Create Separate Annexe With Sitting Room / Bedroom And Shower Room
- Three Bedrooms To First Floor With Principal Bedroom Affording Large And Recently Updated Luxury Ensuite Plus Dressing Room
- Remaining Bedrooms Serviced Via Family Bathroom, With Two Further Double Bedrooms To Second Floor, One With Ensuite Facility
- Superb Landscaped Rear Garden Mainly Laid With Lawn, Decked And Block Paved Patio Area
- Superb Triple Garage Providing Ability To House Four Cars
- Viewing Essential To Fully Appreciate This Superb Family Home



ENTRANCE HALL

CELLAR

18' 1" x 12' 8" (5.50m x 3.85m)

LIVING ROOM

18' 1" x 13' 1" (5.50m x 4.00m)

DINING ROOM

14' 7" x 12' 8" (4.45m x 3.85m)

BREAKFAST KITCHEN

15' 7" x 13' 0" (4.75m x 3.95m)

STUDY

12' 4" x 9' 0" (3.75m x 2.75m)

SHOWER ROOM

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

SITTING ROOM

12' 8" x 8' 0" (3.85m x 2.45m)

UTILITY ROOM

8' 10" x 8' 6" (2.70m x 2.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 13' 1" (4.00m x 4.00m)

ENSUITE

13' 1" x 4' 3" (4.00m x 1.30m)

DRESSING ROOM

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

BEDROOM TWO

14' 5" x 12' 10" (4.40m x 3.90m)

BEDROOM THREE

15' 9" x 7' 5" (4.80m x 2.25m)

BATHROOM

12' 0" x 5' 5" (3.65m x 1.65m)



SECOND FLOOR

BEDROOM FOUR

18' 1" x 12' 6" (5.50m x 3.80m)

ENSUITE

6' 7" x 4' 11" (2.00m x 1.50m)

BEDROOM FIVE

18' 1" x 13' 1" (5.50m x 4.00m)

STORE

7' 10" x 6' 3" (2.40m x 1.90m)

OUTSIDE THE PROPERTY

GARAGE

24' 7" x 23' 4" (7.50m x 7.10m)

WC

TOTAL SQUARE FOOTAGE

297.5 sq.m (3202 sq.ft) approx.

LANDSCAPED GARDEN

DECKED PATIO

BLOCK PAVED TERRACE



ITEMS INCLUDED IN THE SALE

2x integrated ovens, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, some curtains, all blinds, all light fittings, fitted wardrobe in one bedroom, plastic garden shed, garden seat and 2x electric garage doors.

ADDITIONAL INFORMATION

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

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.



CELLAR

GROUND FLOOR



TOTAL FLOOR AREA: 173.2 sq.m. (1864 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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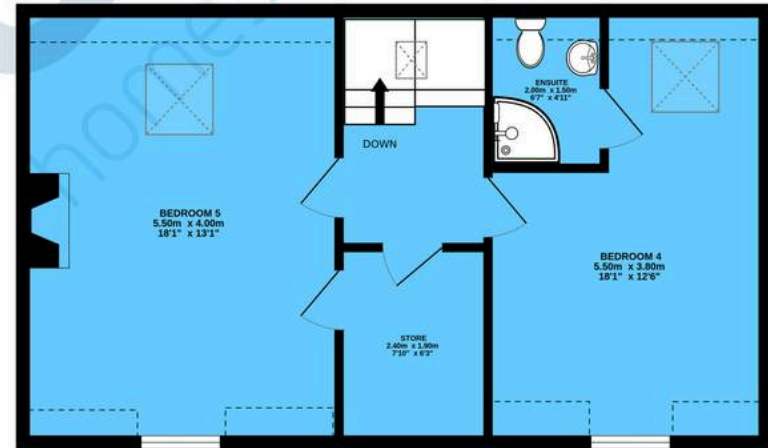
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1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 124.3 sq.m. (1338 sq.ft.) approx.

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