



Rodborough Road, Dorridge

Guide Price £950,000





## PROPERTY OVERVIEW

Benefitting from no upward chain, this exceptional five-bedroom traditional detached property is nestled on an outstanding road in a highly sought-after location. Situated within walking distance to Dorridge Station, a beautiful park, and all local schools, this home offers the perfect blend of convenience and tranquillity. The ground floor accommodation is accessed via an inviting entrance hallway and comprises a downstairs WC/guest cloakroom, spacious living room, elegant dining room, and a charming conservatory located off the living room that floods the space with natural light. The open-plan kitchen to the rear is ideal for both entertaining and every-day family living. The first floor boasts five bedrooms and two bathrooms, with the principal bedroom featuring an ensuite facility for added comfort. The property is meticulously maintained and presented, offering a superb family home within the catchment area of the prestigious Arden Academy.





Outside, this residence is enveloped in a large, secluded and well-maintained garden that provides ample space for outdoor recreation and relaxation. The property is set behind a block paved driveway, providing convenient off-road parking for multiple vehicles, leading to a single garage for additional storage. The beautifully landscaped garden offers a serene retreat with its lush greenery and manicured lawn, perfect for hosting gatherings or simply enjoying the serene surroundings. The outdoor space is designed for both aesthetics and functionality, ensuring that every moment spent outside is a delightful experience. With its prime location, spacious layout, and impressive features, this property promises a lifestyle of comfort, convenience, and elegance for the discerning buyer seeking a forever family home.

- Benefitting From No Upward Chain
- Five Bedroom Traditional Detached Property Set On An Outstanding Road
- Walking Distance To Dorrige Station, Park And All Local Schools
- All Ground Floor Accommodation Accessed Via Entrance Hallway And Includes Downstairs WC/Cloakroom, Living Room, Dining Room And Conservatory
- Open Plan Kitchen To the Rear
- Five Bedrooms And Two Bathrooms, Principal Bedroom With Ensuite Facility
- Set Behind A Block Paved Driveway Providing Ample Parking And Single Garage
- Superb Family Home Set Within Arden Academy Catchment Area





#### 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

#### ENCLOSED PORCH

6' 7" x 2' 9" (2.00m x 0.85m)

#### ENTRANCE HALLWAY

15' 9" x 6' 7" (4.80m x 2.00m)

#### WC

#### LIVING ROOM

17' 7" x 11' 6" (5.35m x 3.50m)

#### CONSERVATORY

14' 7" x 11' 6" (4.45m x 3.50m)



**OPEN PLAN KITCHEN**

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

**DINING ROOM**

12' 6" x 10' 1" (3.80m x 3.08m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

17' 9" x 11' 6" (5.40m x 3.50m)

**ENSUITE**

3' 3" x 6' 3" (1.00m x 1.90m)

**BEDROOM TWO**

15' 1" x 8' 0" (4.60m x 2.45m)

**BEDROOM THREE**

10' 10" x 10' 8" (3.29m x 3.25m)

**BEDROOM FOUR**

10' 0" x 9' 2" (3.05m x 2.80m)

**BEDROOM FIVE**

10' 8" x 7' 10" (3.25m x 2.40m)

**BATHROOM**

6' 5" x 6' 3" (1.95m x 1.90m)

**OUTSIDE THE PROPERTY**

**GARAGE**

15' 5" x 8' 0" (4.70m x 2.45m)

**TOTAL SQUARE FOOTAGE**

175.2 sq,m (1886 sq.ft) approx.

**NORTH WEST FACING GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, extractor, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, all wooden blinds (at the front of the property), fitted wardrobes in bedrooms one, two and four, some light fittings and garden shed (x2).

#### **ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains sewers.

Broadband: Virgin Media Fibre-Optic. Loft Space:

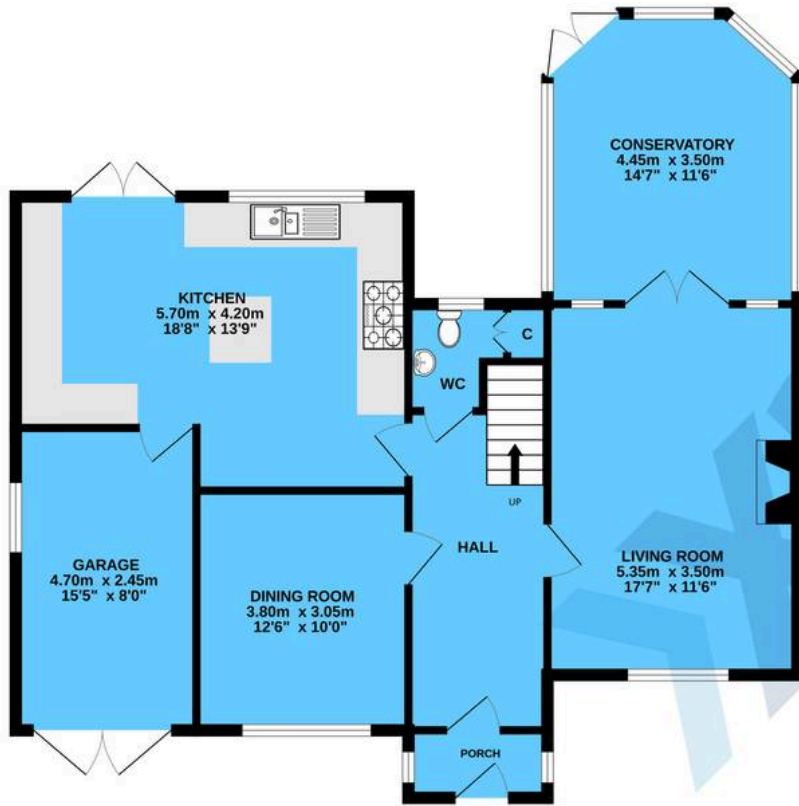
boarded and insulated with ladder and lighting.

#### **INFORMATION FOR POTENTIAL BUYERS**

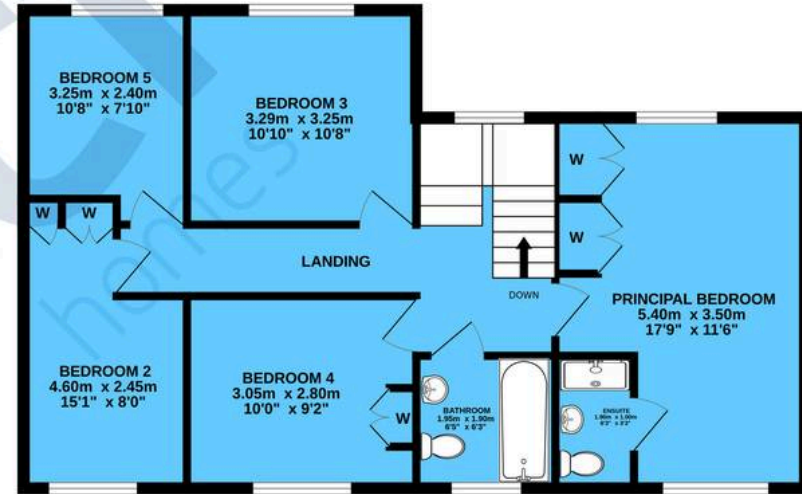
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 175.2 sq.m. (1886 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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