



# Temple Road, Dorridge

Guide Price £1,675,000







## PROPERTY OVERVIEW

A rare opportunity presents itself with this outstanding traditional detached property, boasting a prime location on a private road within the sought-after village of Dorridge. Conveniently situated mere moments away from the village centre and train station, this property offers a lifestyle of convenience and privilege.

Upon arrival, the property impresses with its spacious layout and grandeur. Set behind a large driveway and lawned foregarden, providing ample parking for multiple vehicles and leading to a double garage, this home exudes a sense of luxury and exclusivity.

The interior of the property is equally impressive, with a total of five reception rooms, including living room, sun room, study, family room and dining room, plus a breakfast kitchen on the ground floor, providing an abundance of living and entertaining space. A guest cloakroom off the imposing hallway and a utility room adding to the practicality of the layout.

Upstairs, four double bedrooms await, with the principal bedroom benefitting from an ensuite bathroom while the remaining bedrooms are serviced by a well-appointed family bathroom. The potential of this property is further heightened by existing planning permission for further extensions and improvements, offering the opportunity to customise and enhance the already impressive living spaces.







One of the key focal points of this property is undoubtedly the large landscaped, south-facing rear garden, which features a full-width patio and offers a private and serene setting. The orientation of the garden ensures an abundance of natural light throughout the day, creating a bright and inviting atmosphere within the home.

For those seeking a property of distinction, this exceptional residence is not to be missed. With the added benefit of no upward chain, the opportunity to make this property your own is now within reach. Contact us today to arrange a viewing and experience the allure of this exclusive Dorridge property.

- NO UPWARD CHAIN
- Outstanding Traditional Detached Property Located On A Large Plot And South Westerly Facing Rear Garden
- Set Behind A Large Driveway And Lawned Foregarden Providing Parking For Multiple Vehicles And Leading To Double Garage
- Existing Planning Permission For Further Extension And Improvement
- Set Upon A Private And Prime Road Of Dorridge Literally Within Two Minutes Walk Of Dorridge Village Centre And Station
- Boasting Five Reception Rooms And Breakfast Kitchen To Ground Floor With Guest Cloakroom And Utility
- Four Double Bedrooms To First Floor, Principal Bedroom With Ensuite And Remaining Bedrooms Serviced Via Family Bathroom
- Large Landscaped And South Facing Rear Garden With Full Width Patio And Affording A Most Private Aspect
- An Opportunity Not To be Missed And Benefitting From No Upward Chain







## 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: H

Tenure: Freehold

## HALL

### WC

3' 1" x 2' 7" (0.94m x 0.79m)

### LIVING ROOM

21' 3" x 13' 7" (6.48m x 4.14m)

### SUN ROOM

10' 8" x 8' 2" (3.25m x 2.49m)

### DINING ROOM

12' 6" x 11' 7" (3.81m x 3.53m)



**STUDY**

13' 6" x 6' 1" (4.11m x 1.85m)

**FAMILY ROOM**

16' 1" x 9' 7" (4.90m x 2.92m)

**BREAKFAST KITCHEN****UTILITY ROOM**

15' 1" x 6' 10" (4.60m x 2.08m)

**INTEGRAL DOUBLE GARAGE**

20' 9" x 15' 1" (6.32m x 4.60m)

Including light fittings and electric points.

**FIRST FLOOR****PRINCIPAL BEDROOM**

17' 8" x 13' 6" (5.38m x 4.11m)

**ENSUITE**

8' 2" x 7' 5" (2.49m x 2.26m)

**BEDROOM TWO**

14' 9" x 9' 7" (4.50m x 2.92m)

**WARDROBE**

5' 7" x 5' 3" (1.70m x 1.60m)

**BEDROOM THREE**

11' 3" x 10' 6" (3.43m x 3.20m)

**BEDROOM FOUR**

12' 6" x 11' 1" (3.81m x 3.38m)

**BATHROOM**

10' 11" x 5' 10" (3.33m x 1.78m)

**TOTAL SQUARE FOOTAGE**

245.5 sq.m (2643 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **LARGE DRIVEWAY FOR MULTIPLE VEHICLES**

### **LARGE LANDSCAPED GARDEN WITH FULL WIDTH PATIO**

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

Neff integrated oven, Neff integrated hob, extractor, fridge/freezer, Miele dishwasher, two garden sheds, electric garage door, all carpets, curtains and blinds, CCTV and fitted wardrobes in four bedrooms.

### **ADDITIONAL INFORMATION**

Services – mains gas, electricity and sewers.

Broadband – FTTP (fibre to the premises). Loft space – boarded with light fittings and fitted storage.

### **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.



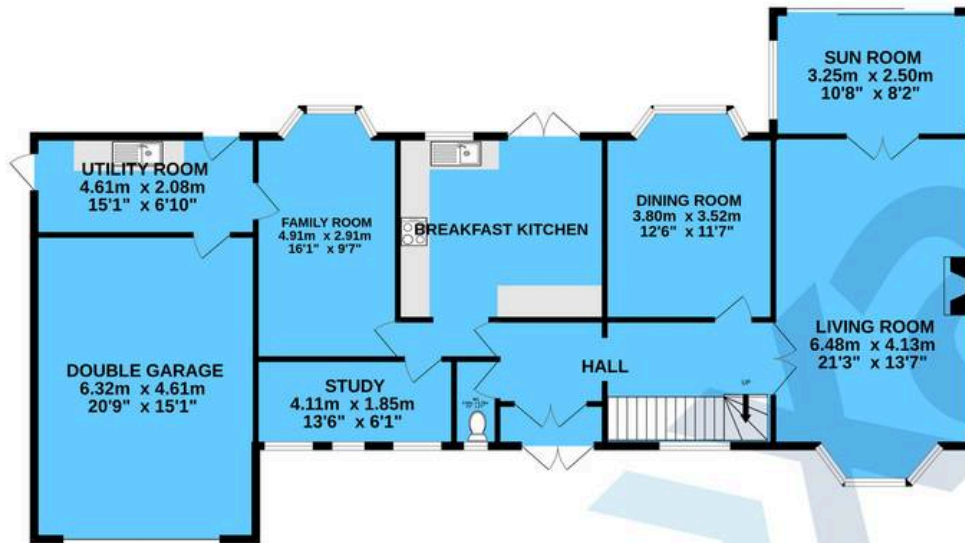








GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 245.5 sq.m. (2643 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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