



Earlswood Road, Dorridge

Guide Price £1,150,000







## PROPERTY OVERVIEW

Located in a sought-after area, this significantly extended and renovated five-bedroom, two-bathroom detached house with rural views offers a perfect blend of modern living and countryside charm. As you approach, the property is set behind a large gravel driveway and front lawn, complemented by a garage / store.

Upon entering, all downstairs living accommodation is conveniently located off the entrance hallway. Two tastefully appointed reception rooms await – one serving as a spacious lounge with French doors leading to the garden and a cosy feature fireplace, while the other is a versatile study retreat.

The rear of the property hosts a large open plan kitchen, living, and dining area – the heart of the home. This inviting space features a generous kitchen island and seamless bifolding doors that flood the room with natural light. A well-appointed utility room provides additional convenience.

Ascending the stairs, you will find five generously-sized bedrooms, all supported by two modern bathrooms, one of which is an en-suite to the principal bedroom. The principal bedroom impresses with a large en-suite shower room boasting dual sinks and a luxurious walk-in shower. Those with an eye for organisation will appreciate the walk-in wardrobe that accompanies the space.







Outside, the property features a well-proportioned garden, ideal for outdoor relaxation and entertaining. A large decking area and outdoor kitchen make al fresco dining a delightful prospect.

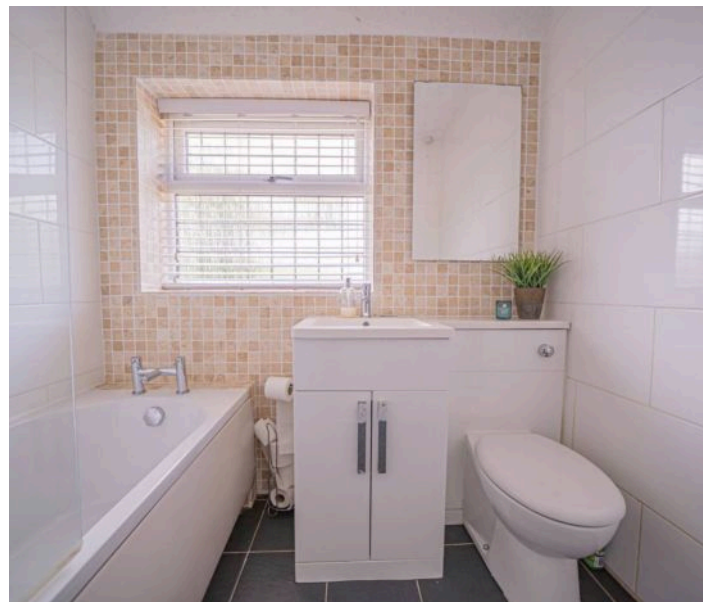
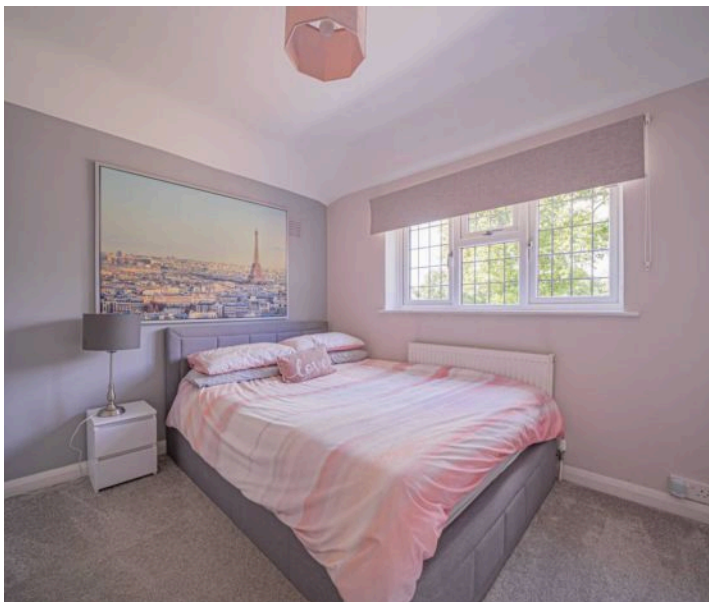
Situated within walking distance of Dorridge Village, Dorridge Station, and all the amenities this vibrant community has to offer, this property presents a lifestyle of convenience and connectedness. With the prestigious Arden Academy also in close proximity, this home is as practical as it is beautiful.

#### 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





- Significantly Extended & Renovated Five Bedroom Two Bathroom Detached House With Rural Views
- Set Behind A Large Gravel Driveway & Front Lawn Which Is Supported By A Garage / Store
- All Downstairs Living Accommodation Is Located Off The Entrance Hallway & Includes Two Reception Rooms
- The Reception Rooms Are Currently Utilised As A Lounge With French Doors To The Garden & A Feature Fireplace And A Study To The Front
- At The Rear Of The Property Is A Large Open Plan Kitchen, Living & Dining Area With A Large Kitchen Island & Bifolding Doors, Supported By A Well Appointed Utility Room
- Upstairs, The Property Boasts Five Large Bedrooms Which Are Supported By Two Modern Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- The Principal Bedroom Boasts A Walk-In-Wardrobe And A Large En-Suite Shower Room With Dual Sinks & Walk In Shower
- To The Rear Of The Property Is A Well Proportioned Garden With A Large Decking Area & Outdoor Kitchen
- Set Within Walking Distance To Dorridge Village, Dorridge Station & All Amenities Dorridge Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area





## **ENTRANCE HALLWAY**

### **WC**

### **LOUNGE**

21' 4" x 11' 7" (6.49m x 3.52m)

### **STUDY**

11' 3" x 10' 0" (3.43m x 3.05m)

### **KITCHEN / LIVING / DINING AREA**

23' 9" x 21' 7" (7.25m x 6.57m)

### **UTILITY ROOM**

12' 10" x 5' 5" (3.92m x 1.66m)

### **INTEGRAL GARAGE / STORE**

12' 10" x 6' 9" (3.92m x 2.05m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

20' 1" x 11' 7" (6.12m x 3.52m)

### **WALK-IN WARDROBE**

### **ENSUITE**

12' 0" x 7' 0" (3.66m x 2.13m)

### **BEDROOM TWO**

13' 3" x 9' 5" (4.05m x 2.86m)

### **BEDROOM THREE**

11' 7" x 10' 7" (3.53m x 3.23m)

### **BEDROOM FOUR**

11' 7" x 10' 7" (3.52m x 3.22m)

### **BEDROOM FIVE**

9' 10" x 9' 0" (3.00m x 2.75m)

### **BATHROOM**

6' 8" x 5' 10" (2.02m x 1.77m)

### **TOTAL SQUARE FOOTAGE**

195.8 sq.m (2108 sq.ft) approx.



**OUTSIDE THE PROPERTY**  
**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**GARDEN**

**LARGE DECKING AREA**

**OUTDOOR KITCHEN**

**ITEMS INCLUDED IN THE SALE**

Siemens integrated oven, John Lewis integrated hob, extractor, Russell Hobbs microwave, Hisense dishwasher, all carpets, all curtains, all blinds, all light fittings, CCTV, garden shed and electric garage door.

**ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.  
Broadband – FTTP (fibre to the premises). Loft – partially boarded.

**INFORMATION FOR POTENTIAL BUYERS**

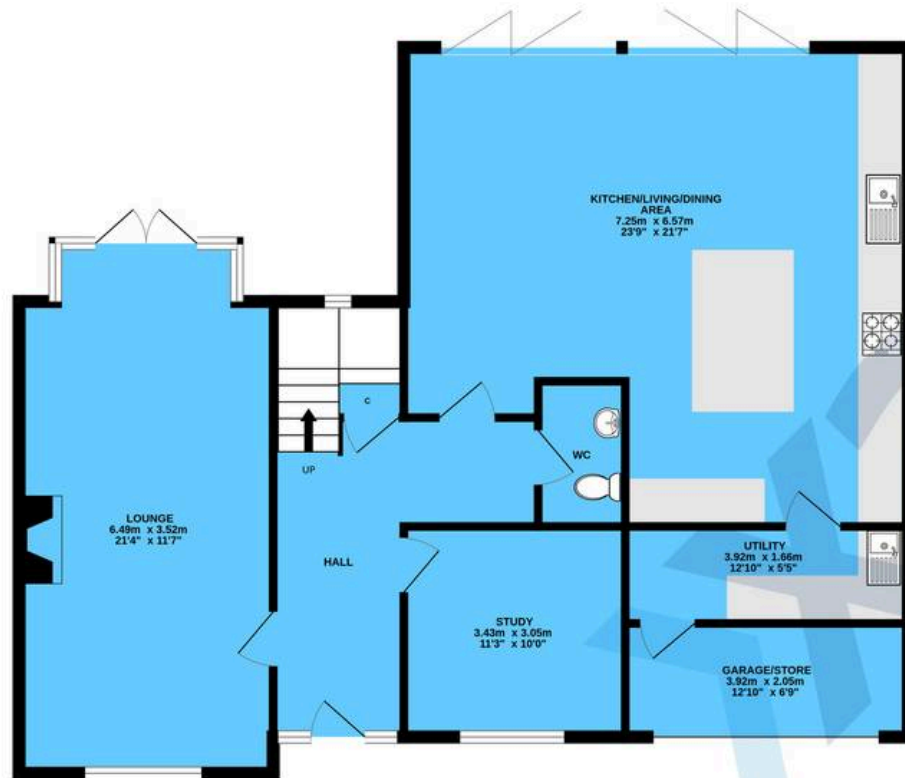
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.  
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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.



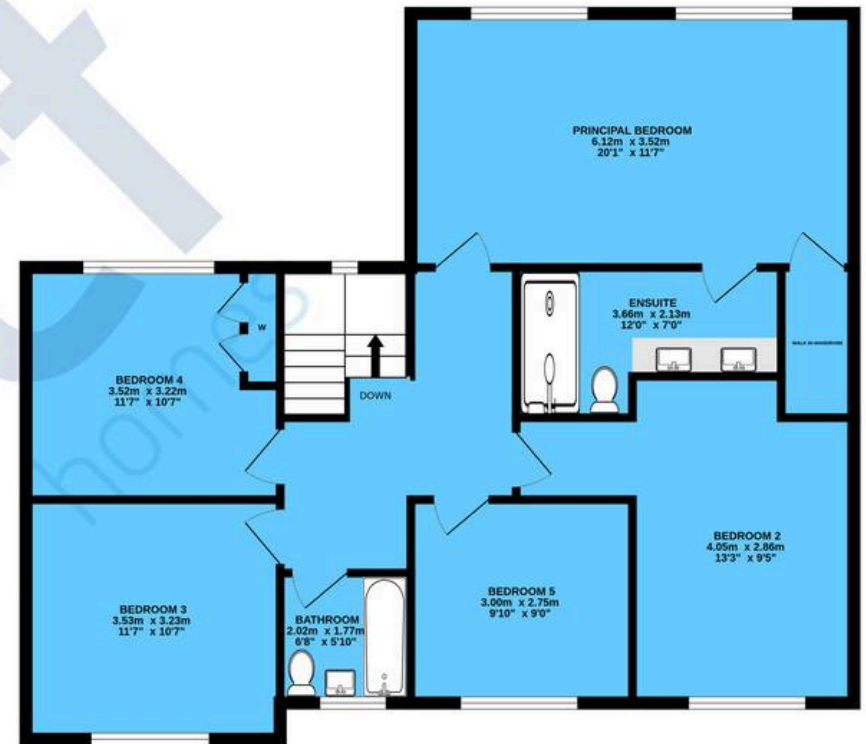




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 195.8 sq.m. (2108 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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# Xact Homes

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