



Four Ashes Road, Dorridge

Guide Price £1,000,000

xact
EXCLUSIVE





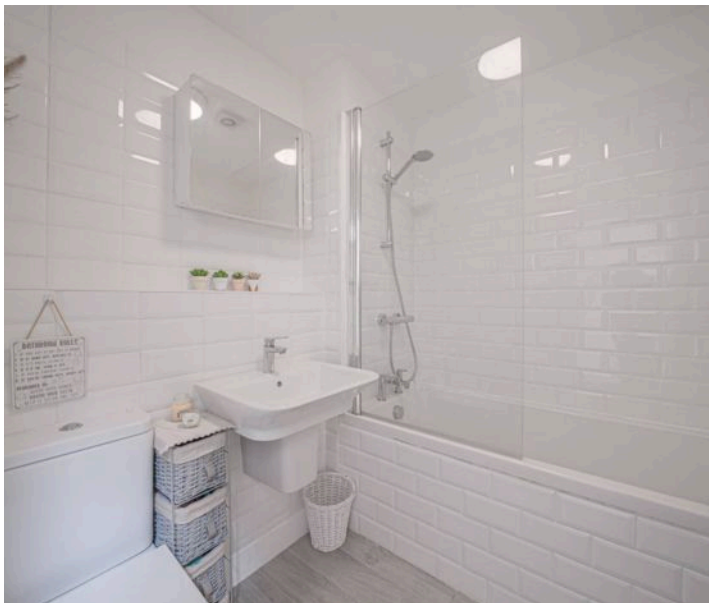
PROPERTY OVERVIEW

Nestled on a corner plot within walking distance to Dorridge Village, this substantial five-bedroom, four-bathroom detached house exudes elegance and offers a premium living experience.

Upon arrival, a tarmac driveway welcomes you, providing ample parking space for multiple vehicles, complemented by a single garage for your convenience. Enter through the inviting entrance hallway, leading to the well-proportioned reception room at the front of the property, featuring two bay windows that flood the room with natural light.

At the heart of the home lies a spacious kitchen, diner, and family room to the rear, complete with integrated appliances, a striking feature fireplace, and bi-folding doors that seamlessly blend indoor and outdoor living. A utility room supports the kitchen, enhancing the practicality of the space.

Head upstairs to discover four double bedrooms, thoughtfully designed and serviced by three bathrooms, two of which are en-suite. The principal bedroom, positioned at the front of the property, boasts a walk-through wardrobe and a modern en-suite shower room, providing a sanctuary of relaxation and comfort.





Ascend to the second floor to find the final large bedroom, complete with a private en-suite shower room, offering privacy and flexibility to accommodate various needs.

Outside, a landscaped garden awaits at the rear, which boasts a large patio area and a versatile garden room.

Conveniently located within walking distance to Dorridge Village, residents can enjoy easy access to a plethora of amenities, including Dorridge Train Station. Additionally, the property boasts picturesque views over fields to the front, adding a touch of serenity to the surroundings.

In summary, this exceptional property seamlessly combines style, comfort, and practicality, offering a sophisticated living environment within a coveted location. Book your viewing today to experience the charm and luxury of this remarkable 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





- Substantial Five-Bedroom Four-Bathroom Detached House Set On A Corner Plot Within Walking Distance Of Dorridge Village
- Set Behind A Tarmac Driveway, Providing Ample Parking For Multiple Vehicles, Which Is Supported By A Single Garage
- All Downstairs Living Accommodation Is Accessed Via The Entrance Hallway & Includes A Well Proportioned Reception Room To The Front Of The Property Featuring Two Bay Windows
- To The Rear Of The Property Is A Large Kitchen, Diner & Family Room Which Features Integrated Appliances, A Feature Fireplace & Bi-Folding Doors And Is Supported By A Useful Utility Room
- To The First Floor Are Four Double Bedrooms Which Are Serviced By Three Bathrooms, Two Of Which Are En-Suite
- The Principal Bedroom Is Located At The Front Of The Property & Affords A Walk Through Wardrobe & A Modern En-Suite Shower Room
- To The Second Floor Is The Final Large Bedroom Which Is Supported By A Further En-Suite Shower Room
- To The Rear Of The Property Is A Landscaped Garden Which Boasts A Versatile Garden Room
- Located Within Walking Distance Of Dorridge Village & All Of Dorridge's Amenities Including Dorridge Train Station
- Boasting Picturesque Views Over Fields To The Front Of The Property



ENTRANCE HALLWAY

WC

RECEPTION ROOM

15' 4" x 14' 9" (4.67m x 4.49m)

KITCHEN / DINER / FAMILY ROOM

28' 5" x 21' 2" (8.66m x 6.46m)

UTILITY ROOM

9' 1" x 5' 11" (2.76m x 1.80m)

INTEGRAL GARAGE

17' 5" x 9' 0" (5.31m x 2.74m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 2" x 11' 11" (3.70m x 3.63m)

WALK-IN WARDROBE

8' 6" x 5' 3" (2.60m x 1.60m)

ENSUITE

8' 6" x 4' 9" (2.60m x 1.45m)

BEDROOM TWO

12' 1" x 9' 11" (3.68m x 3.01m)

ENSUITE

6' 7" x 5' 7" (2.00m x 1.70m)

BEDROOM THREE

14' 2" x 13' 0" (4.31m x 3.97m)

BEDROOM FOUR

13' 0" x 9' 2" (3.97m x 2.79m)

BATHROOM

6' 7" x 5' 11" (2.00m x 1.80m)

SECOND FLOOR

BEDROOM FIVE

23' 3" x 16' 2" (7.09m x 4.94m)

ENSUITE

9' 3" x 7' 5" (2.81m x 2.26m)

TOTAL SQUARE FOOTAGE

218.0 sq.m (2347 sq.ft) approx.



OUTSIDE THE PROPERTY
DRIVEWAY PARKING

LANDSCAPED GARDEN

LARGE PATIO AREA

GARDEN ROOM

ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, underfloor heating, garden shed, electric garage door and CCTV.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – ADSL copper wire.

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.

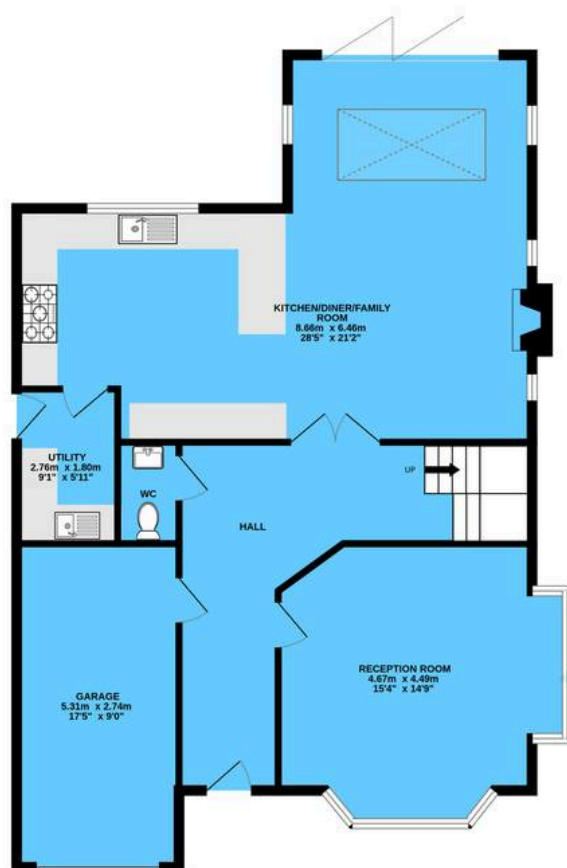
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

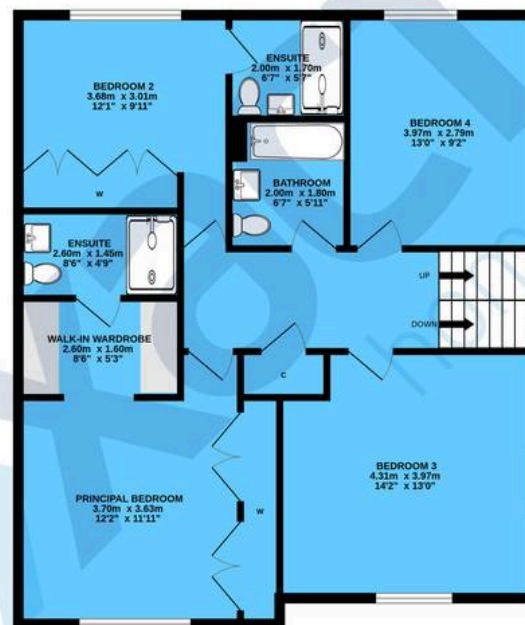
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



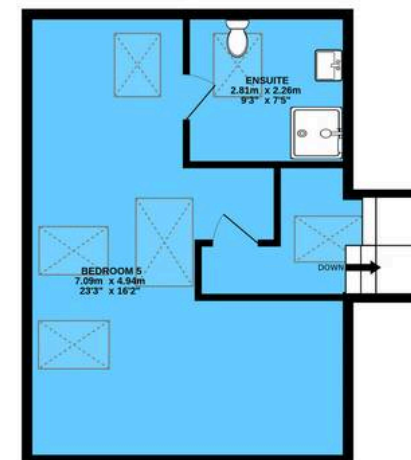
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 218.0 sq.m. (2347 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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