



Warren Drive, Dorridge

Guide Price £1,195,000





PROPERTY OVERVIEW

Presenting a beautifully extended four bedroom detached family home set in a prime location, this property offers exceptional living spaces fit for a growing family. Situated within walking distance to Dorridge Station and all local schools, convenience is just a step away. The property boasts an outstanding scope for further extension (subject to planning permission), catering to any future expansion plans. Approaching the residence, you are greeted by a large tarmac driveway offering ample parking and providing access to the double garage. Step inside through the entrance porch and hallway, where you will find a downstairs shower room, a dual aspect living room, and a versatile family/playroom. The heart of the home lies in the large extended open plan kitchen/diner and family room, complete with a breakfast bar and providing ample space for free standing furniture. The space seamlessly flows into a useful boot room, utility area, and offers internal access to the double garage for added convenience. Making your way upstairs, you will discover four spacious bedrooms. The principal bedroom features a dressing area/fitted wardrobes and an ensuite bathroom. The three remaining bedrooms are serviced by a well-appointed family bathroom.



Stepping outside, the property reveals a private landscaped rear garden, ideal for relaxation and entertaining. A full-width patio provides ample space for outdoor furniture, perfectly complementing the mainly lawned area. In conclusion, this property offers a perfect blend of modern living spaces, superb location, and potential for future expansion, making it an ideal family home ready to be enjoyed.

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





- Beautifully Presented And Extended Four Bedroom Detached Family Home
- Outstanding Location And Within Walking Distance To Dorridge Station And All Local Schools
- Scope For Further Extension (STPP)
- Set Behind A Large Tarmacadam Driveway Providing Ample Parking And Leading To A Double Garage
- Entrance Porch And Hallway Leading To A Downstairs Shower Room, Dual Aspect Living Room And Family / Playroom
- Large Extended Open Plan Kitchen / Diner & Family Room With Breakfast Bar, Leading To A Useful Utility, Boot Room And Internal Access To Double Garage
- Four Spacious Bedrooms To First Floor, Principal Bedroom With Dressing Area / Fitted Wardrobes And Ensuite
- Three Remaining Bedrooms Serviced Via Family Bathroom
- Private Landscaped Rear Garden With Full Width Patio Providing Extensive Space For Outdoor Furniture, Mainly Laid With Lawn



ENTRANCE PORCH

ENTRANCE HALLWAY

SHOWER ROOM

7' 8" x 6' 0" (2.34m x 1.83m)

LIVING ROOM

23' 11" x 13' 0" (7.29m x 3.96m)

FAMILY/PLAYROOM

12' 8" x 11' 5" (3.86m x 3.48m)

KITCHEN/DINER & FAMILY ROOM

21' 7" x 19' 7" (6.58m x 5.97m)

BOOT ROOM

7' 2" x 5' 8" (2.18m x 1.73m)

UTILITY

12' 1" x 5' 8" (3.68m x 1.73m)

INTEGRAL DOUBLE GARAGE

17' 6" x 16' 11" (5.33m x 5.16m)

FIRST FLOOR

PRINCIPAL BEDROOM

20' 0" x 12' 0" (6.10m x 3.66m)

DRESSING AREA

7' 5" x 5' 3" (2.26m x 1.60m)

ENSUITE

7' 5" x 6' 3" (2.26m x 1.91m)

BEDROOM TWO

13' 0" x 10' 1" (3.96m x 3.07m)

**BEDROOM THREE**

14' 7" x 9' 9" (4.45m x 2.97m)

BEDROOM FOUR

8' 9" x 7' 9" (2.67m x 2.36m)

BATHROOM

7' 9" x 6' 0" (2.36m x 1.83m)

TOTAL SQUARE FOOTAGE

198.5 sq.m (2137 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED GARDEN WITH FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch microwave, Candy integrated fridge/freezer, Neff dishwasher, garden shed, electric garage door, all carpets and blinds, CCTV, fitted cupboards in three bedrooms and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). Loft space - part boarded.



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.

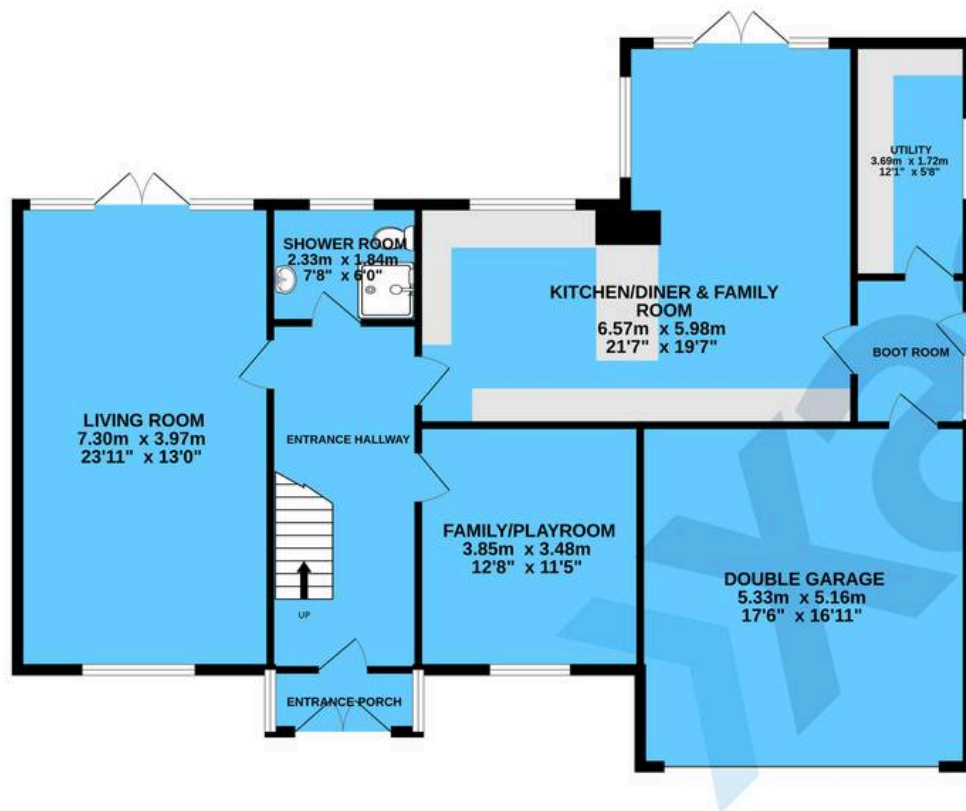
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

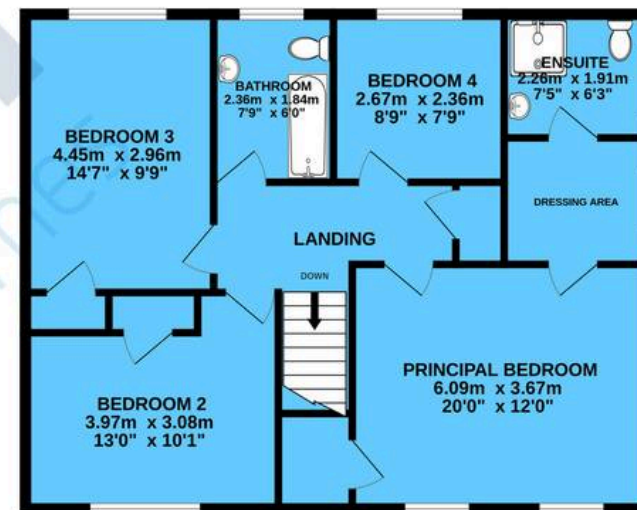
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 198.5 sq.m. (2137 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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