



**Knowle Wood Road, Dorridge**

Guide Price £1,000,000

**xact**  
EXCLUSIVE







## PROPERTY OVERVIEW

Situated on the prestigious "Golden Triangle of Dorridge", this significantly extended Edwardian semi-detached property offers a rare opportunity to own a stunning family home in one of the most sought-after areas. Boasting a prime location within easy walking distance to Dorridge Village and its convenient rail station, this residence presents a perfect balance between tranquillity and accessibility.

Upon arrival, a large block paved driveway welcomes you to this impressive residence, where the charm of the Edwardian era meets modern convenience. The entrance hallway, adorned with luxurious Minton tiled flooring, leads to three reception rooms, comprising an open plan and dual aspect living/dining room, a cosy snug with log burner, and a conservatory. A spacious breakfast kitchen, guest cloakroom and utility room complete the ground floor layout.



Ascending the stairs to the first floor, three generously proportioned double bedrooms await, complemented by two well-appointed bathrooms, one of which is ensuite to the principal bedroom. The second floor houses another double bedroom, accompanied by an additional shower room, providing versatile accommodation options for a growing family.





The south-easterly facing rear garden is a private oasis, featuring a large patio area, perfect for al fresco dining, a lush lawn ideal for outdoor play, and enchanting views of the surrounding fields. This inviting outdoor space creates an idyllic setting for entertaining guests or simply enjoying moments of peace and tranquillity.

This outstanding family home not only offers a convenient living environment but also benefits from its exceptional location. Residents can enjoy the best of both worlds, with a peaceful residential setting that is just moments away from the vibrant amenities of Dorridge Village and excellent transport links. Don't miss this opportunity to own a truly exceptional property in a prime location.

#### 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







- Significantly Extended Edwardian Semi Detached Property
- Located On The Golden Triangle Of Dorridge And Within Easy Walking Distance To Dorridge Village And Station
- Set Over Three Floors Behind A Large Block Paved Driveway And Double Garage
- Entrance Hallway With Minton Tiled Flooring Leading To Three Reception Rooms, Including Open Plan Living / Dining Room, Snug & Conservatory
- Spacious Breakfast Kitchen Supported By A Guest Cloakroom And Utility
- Three Double Bedrooms To First Floor With Two Bathrooms, One Of Which Is Ensuite To The Principal Bedroom
- Further Double Bedroom To Second Floor With Additional Shower Room
- South Easterly Facing Rear Garden With Large Patio Area, Mainly Laid With Lawn Boasting Views To Fields
- Outstanding Family Home Set Within An Outstanding Location



#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING / DINING ROOM**

24' 11" x 12' 3" (7.60m x 3.73m)

#### **SNUG**

11' 10" x 11' 5" (3.60m x 3.49m)

#### **BREAKFAST KITCHEN**

17' 11" x 11' 5" (5.45m x 3.49m)

#### **UTILITY ROOM**

#### **CONSERVATORY**

18' 3" x 9' 5" (5.55m x 2.86m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 4" x 12' 2" (3.76m x 3.72m)

#### **ENSUITE**

8' 6" x 7' 3" (2.58m x 2.22m)

#### **BEDROOM TWO**

17' 10" x 11' 5" (5.44m x 3.49m)

#### **BEDROOM THREE**

12' 3" x 12' 3" (3.74m x 3.73m)

#### **SHOWER ROOM**

7' 10" x 7' 8" (2.40m x 2.34m)

#### **SECOND FLOOR**

#### **BEDROOM FOUR**

16' 3" x 13' 3" (4.96m x 4.03m)

#### **SHOWER ROOM**

6' 4" x 6' 3" (1.92m x 1.90m)

#### **TOTAL SQUARE FOOTAGE**

218.5 sq.m (2352 sq.ft) approx.





**OUTSIDE THE PROPERTY**  
**DOUBLE GARAGE**

**DRIVEWAY PARKING**

**SOUTH EASTERLY FACING GARDEN**

**LARGE PATIO AREA**

**ITEMS INCLUDED IN THE SALE**

Smeg integrated oven, Smeg integrated hob, extractor, Smeg fridge (in kitchen), Bosch dishwasher, some carpets, some curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms, solar panels, garden shed, electric garage door, CCTV and a 2021 electric car charging point. Cycle shed available by negotiation.

**ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers, electricity and solar PV (Photovoltaic) panels. Broadband - FTTC (fibre to the cabinet).

**INFORMATION FOR POTENTIAL BUYERS**

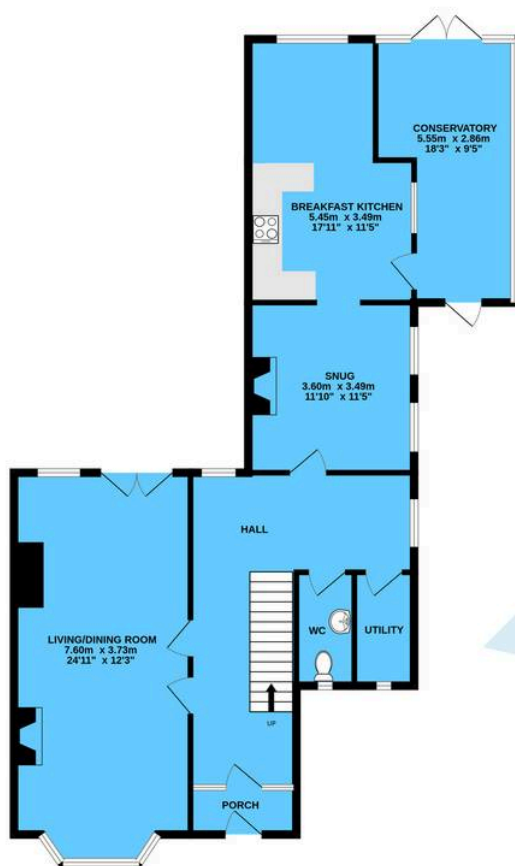
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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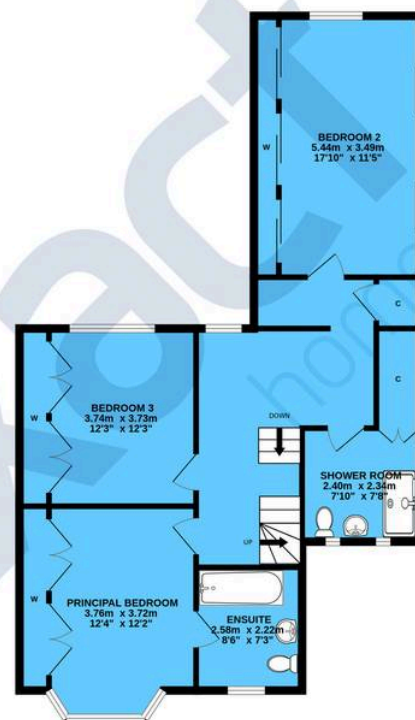




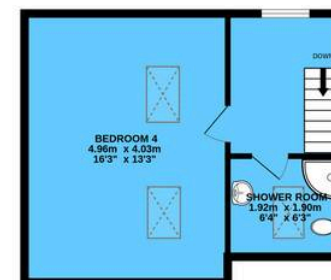
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 218.5 sq.m. (2352 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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