



Station Road, Dorridge

Guide Price £700,000





PROPERTY OVERVIEW

Welcome to this exceptional extended traditional five-bedroom semi-detached house nestled on the renowned Station Road and set behind a large tarmac driveway supported by a single garage, offering ample off-street parking. Upon crossing the threshold into the entrance hallway, all downstairs accommodation awaits to be explored. Discover two reception rooms, one of which has been thoughtfully extended, creating a spacious and versatile living space. The fully fitted kitchen is a culinary delight, supported by a breakfast room for casual dining. Ascend to the first floor where four well-proportioned bedrooms await, serviced by a family bathroom and a separate WC for added convenience. The fifth bedroom on the second floor offers practicality with eaves storage, providing an ideal retreat. Step outside to the rear of the property, where a large, well-established garden awaits your personal touch, boasting a wellness retreat for relaxation and outdoor enjoyment. Conveniently positioned within walking distance to Dorridge Village, Dorridge Station, and all the amenities that Dorridge has to offer, this property ensures a truly connected lifestyle. Moreover, it is situated in the prestigious Arden Academy catchment area, ideal for families seeking top-tier education opportunities.



Immerse yourself in the comfort and charm of this wonderful home, enriched with a blend of modern living and traditional elegance. Don't miss the opportunity to make this property your own and experience the epitome of sophisticated living on Station Road.

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: E

Tenure: Freehold





- Extended Traditional Five Bedroom Semi Detached House Located On Station Road
- Set Behind A Large Tarmac Driveway With A Single Garage
- Downstairs Two Reception Rooms One Of Which Has Been Extended, A Fully Fitted Kitchen & Breakfast Room
- To The First Floor, Four Well Proportioned Bedrooms With A Family Bathroom & Separate WC
- Located On The Second Floor A Fifth Bedroom With Practical Eves Storage
- To The Rear Of The Property, A Large Well Established Garden Boasting A Wellness Retreat
- Located Walking Distance To Dorridge Village, Dorridge Station & All Amenities That Dorridge Has To Offer
- Situated In The Prestigious Arden Academy Catchment Area

PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

21' 5" x 10' 11" (6.53m x 3.33m)

FAMILY/DINING ROOM

15' 11" x 10' 10" (4.85m x 3.30m)

KITCHEN

12' 9" x 9' 2" (3.89m x 2.79m)

BREAKFAST ROOM

12' 5" x 7' 10" (3.78m x 2.39m)

FIRST FLOOR

BEDROOM ONE

15' 11" x 10' 11" (4.85m x 3.33m)

BEDROOM TWO

12' 9" x 9' 3" (3.89m x 2.82m)

**BEDROOM THREE**

13' 6" x 7' 6" (4.11m x 2.29m)

BEDROOM FOUR

8' 7" x 7' 0" (2.62m x 2.13m)

BATHROOM

8' 5" x 8' 0" (2.57m x 2.44m)

SEPARATE WC**SECOND FLOOR****BEDROOM FIVE**

19' 6" x 12' 11" (5.94m x 3.94m)

OUTSIDE THE PROPERTY**GARAGE**

15' 9" x 7' 6" (4.80m x 2.29m)

TOTAL SQUARE FOOTAGE

144.1 sq.m (1551 sq.ft) approx.

DRIVEWAY PARKING**WELL ESTABLISHED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Neff integrated hob, extractor, Bosch microwave, Bosch fridge/freezer, AEG dishwasher, garden shed, all carpets and light fittings and red sofa.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises). Loft space - part boarded.



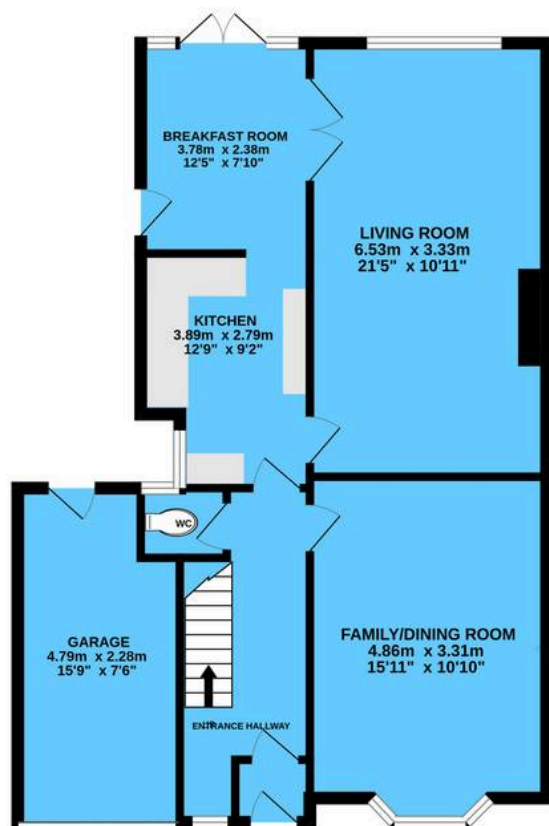
INFORMATION FOR POTENTIAL BUYERS

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.

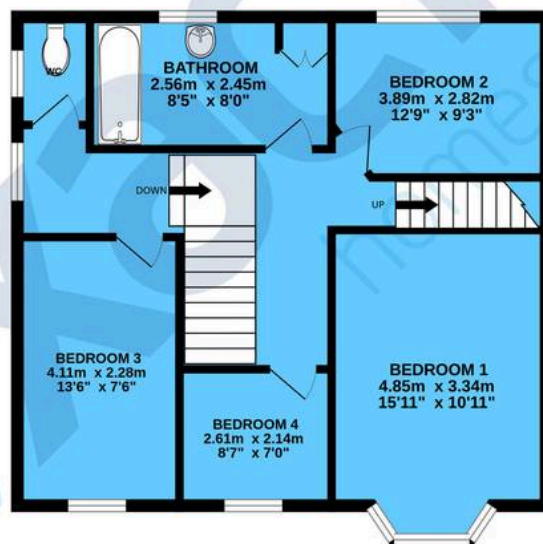
2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any 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



2ND FLOOR



TOTAL FLOOR AREA : 144.1 sq.m. (1551 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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