



Temple Road, Dorridge

Guide Price £1,700,000







## PROPERTY OVERVIEW

Situated on a premier and private road of Dorridge with the benefit of no upward chain, this beautiful traditional detached property is a true gem. Nestled on a large plot, the home is set behind an in-and-out driveway, complete with a lawned foregarden and ample parking for multiple vehicles, leading the way to a handy double garage.

Convenience meets elegance as this property boasts three reception rooms on the ground floor, comprising a dual aspect living room with feature fireplace, a dining room, and a study, plus a breakfast kitchen and a spacious utility area, with remarkable potential for extension and improvement (subject to necessary planning permissions). Its outstanding location speaks for itself, being just a two-minute walk away from the heart of Dorridge Village Centre and its bustling train station.



Ascending to the first floor, this property reveals five bedrooms, each designed with comfort and luxury in mind. The principal bedroom features a generously sized dressing room, an ensuite bathroom, and seamless access to a well-appointed games / entertainment room. The remaining four bedrooms are serviced by a family bathroom and separate WC, ensuring both style and functionality throughout.





Step outside to a large landscaped rear garden facing south, adorned with a full-width patio that offers a strikingly private ambience. This outdoor space is perfect for relaxing or entertaining, making it the ideal setting to enjoy sunny days and starlit nights in the comfort of your own home.

This property presents an outstanding opportunity, coupled with the advantage of no upward chain, making it a rare find in this desirable location. Immerse yourself in the charm and possibilities this home has to offer, and envision the limitless potential that awaits within its walls.

#### PROPERTY LOCATION

Situated on one of the premier roads in Dorridge, this exceptional property is conveniently located for all local amenities. 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, 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







- Situated On A Premier And Private Road In Dorridge Benefitting From No Upward Chain
- Beautiful Traditional Detached Property Situated On A Large Plot And Set Behind An In-And-Out Driveway
- Lawned Foregarden & Driveway Providing Parking For Multiple Vehicles & Leading To Double Garage
- Outstanding Location Literally Within Two Minutes' Walk Of Dorridge Village Centre And Station
- Boasting Three Reception Rooms To The Ground Floor Plus Breakfast Kitchen And Large Utility, With Outstanding Potential For Extension And Improvement (STPP)
- Five Bedrooms To First Floor, Including Principal Bedroom With Large Dressing Room, Ensuite And Access To Games Room
- Four Remaining Bedrooms Serviced Via Family Bathroom & Separate WC
- Large Landscaped And South Facing Rear Garden Boasting A Full Width Patio And Affording A Most Private Aspect
- An Outstanding Opportunity And With The Added Benefit Of No Upward Chain





## **ENTRANCE PORCH**

## **ENTRANCE HALL**

## **WC**

## **LIVING ROOM**

21' 2" x 14' 1" (6.46m x 4.29m)

## **DINING ROOM**

12' 5" x 11' 7" (3.78m x 3.54m)

## **STUDY**

8' 8" x 7' 9" (2.65m x 2.37m)

## **BREAKFAST KITCHEN**

18' 0" x 11' 6" (5.49m x 3.51m)

## **UTILITY AREA**

12' 10" x 11' 10" (3.91m x 3.60m)

## **INTEGRAL DOUBLE GARAGE**

20' 5" x 17' 5" (6.22m x 5.31m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

14' 6" x 11' 6" (4.43m x 3.50m)

## **DRESSING ROOM**

11' 1" x 7' 3" (3.37m x 2.21m)

## **ENSUITE**

7' 3" x 6' 2" (2.22m x 1.88m)

## **GAMES / ENTERTAINMENT ROOM**

20' 6" x 10' 10" (6.25m x 3.30m)

## **BEDROOM TWO**

13' 7" x 11' 7" (4.15m x 3.52m)

## **BEDROOM THREE**

11' 7" x 10' 2" (3.54m x 3.11m)

## **BEDROOM FOUR**

10' 4" x 8' 10" (3.15m x 2.69m)

## **BEDROOM FIVE**

9' 0" x 8' 6" (2.74m x 2.59m)



**BATHROOM**

8' 3" x 5' 7" (2.51m x 1.71m)

**WC****TOTAL SQUARE FOOTAGE**

215.9 sq.m (2324 sq.ft) approx.

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

Integrated oven, integrated hob, extractor, microwave, fridge, dishwasher, all carpets, some curtains, all light fittings, fitted wardrobes in three bedrooms, garden shed and electric garage door.

**ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity.

**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.



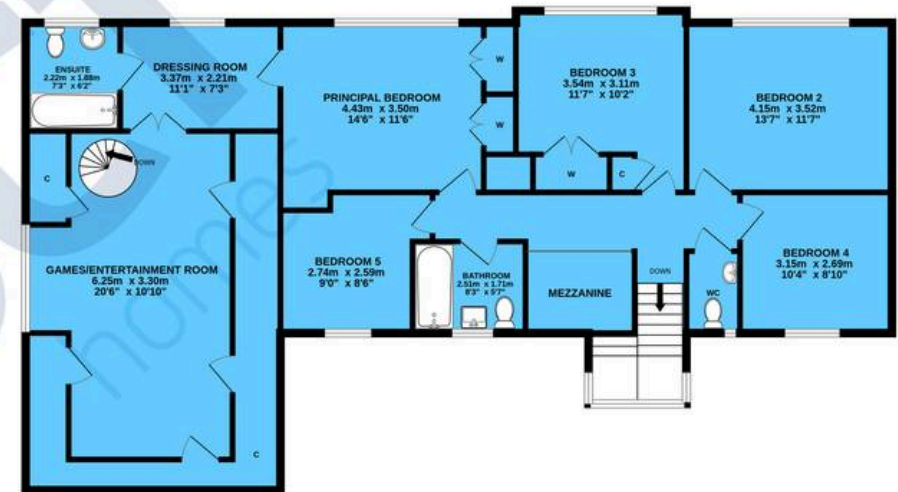




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 215.9 sq.m. (2324 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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