



## Manor Road, Dorridge

Guide Price £1,195,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

This immaculately maintained and presented five bedroom detached family home is set on a wide and outstanding plot extending to a approximately a quarter of an acre, and offers a rare opportunity to acquire a superb traditional property in a highly sought-after location. The house is approached via a large tarmac driveway that provides ample parking for multiple vehicles, alongside a double garage for secure storage or additional parking needs.

The versatile accommodation is thoughtfully arranged, with the ground floor comprising two spacious reception rooms (living room and dining room), two double bedrooms supported via a downstairs bathroom, and a large open plan breakfast kitchen and family room that serves as the heart of the home.

Upstairs, three further double bedrooms each benefit from their own ensuite facilities, offering privacy and convenience for family members or guests. With four bathrooms in total and generously proportioned rooms throughout, the property is ideal for modern family living. There is also excellent scope for further extension (subject to the necessary planning permissions), making this an exciting prospect for those looking to create their dream home.

The outside space is equally impressive, with a large, beautifully landscaped south westerly facing rear garden that enjoys all day sunshine, perfect for outdoor entertaining or relaxing in a tranquil setting.





The garden is thoughtfully designed with mature planting, well-maintained lawns, and a variety of seating areas to make the most of the sun throughout the day.

The substantial plot ensures a feeling of space and privacy, while the wide frontage and attractive borders create a welcoming approach. The double garage offers additional flexibility, whether used for vehicles, storage, or as a workshop. This outstanding garden and outdoor area provide a wonderful extension of the living space, making this property a true haven for families and those who love to spend time outdoors.

#### 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: F

Tenure: Freehold





- Set On A Wide And Outstanding Plot Extending To A Quarter Of An Acre
- Located Behind A Large Tarmacadam Driveway With Double Garage And Ample Parking For Multiple Vehicles
- Extremely Versatile Accommodation With Five Double Bedrooms And Four Bathrooms
- Superb Traditional Detached Property Offering Scope For Further Extension Subject To The Necessary Planning Permissions
- Immaculately Maintained And Presented Large Detached Family Home
- Ground Floor Accommodation Includes Two Reception Rooms, Two Double Bedrooms And A Large Open Plan Breakfast Kitchen / Family Room



- Three Further Double Bedrooms To The First Floor, All With Ensuite Facilities
- Large Landscaped South Westerly Facing Rear Garden Enjoying All Day Sunshine



## ENTRANCE HALL

### LIVING ROOM

17'5" x 13'4" (5.31m x 4.07m)

### SITTING / DINING ROOM

19'9" x 12'8" (6.03m x 3.85m)

### BREAKFAST KITCHEN

17'0" x 16'2" (5.17m x 4.92m)

### SNUG

17'7" x 8'11" (5.36m x 2.73m)

### UTILITY ROOM

5'5" x 4'4" (1.65m x 1.32m)

### WC

### BEDROOM FOUR

13'9" x 11'9" (4.20m x 3.59m)

### BEDROOM FIVE

12'3" x 11'7" (3.74m x 3.54m)

### BATHROOM

9'1" x 8'4" (2.78m x 2.53m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

14' 11" x 11' 0" (4.55m x 3.36m)

### ENSUITE

9' 0" x 7' 4" (2.75m x 2.23m)

### BEDROOM TWO

13' 1" x 11' 1" (3.99m x 3.39m)

### ENSUITE

7' 9" x 5' 9" (2.36m x 1.74m)

### BEDROOM THREE

11' 10" x 11' 2" (3.61m x 3.41m)

### ENSUITE

7' 2" x 5' 4" (2.18m x 1.63m)



**TOTAL SQUARE FOOTAGE**  
253.0 sq.m (2723 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**  
16' 10" x 8' 9" (5.12m x 2.66m)

**GARAGE**  
16' 6" x 9' 6" (5.02m x 2.90m)

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**SOUTH FACING GARDEN**

**LARGE PATIO AREA**



#### **ITEMS INCLUDED IN THE SALE**

Rangemaster Classic free standing cooker, Rangemaster fridge/freezer, dishwasher, all first floor carpets, some blinds, some light fittings, two garden sheds and two electric garage doors.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

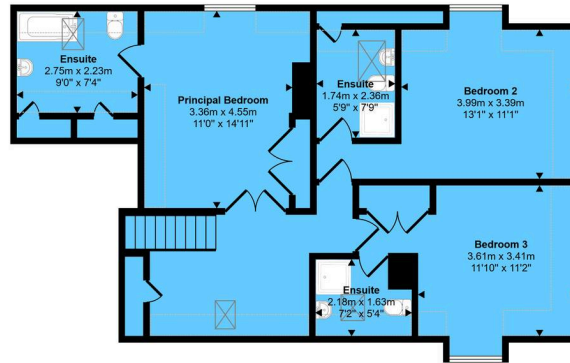
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area  
253 sq m / 2723 sq ft



Ground Floor  
Approx 172 sq m / 1846 sq ft



First Floor  
Approx 81 sq m / 877 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

**xact**  
EXCLUSIVE

