



## Manor Road, Dorridge

Guide Price £995,000





## PROPERTY OVERVIEW

This executive five-bedroom, three-bathroom detached house is set on a private drive in the heart of Dorridge Village, offering a rare opportunity to acquire a spacious family home in a highly sought-after location. Approached via a well-maintained front lawn and a block paved driveway, the property benefits from ample parking and a full size double garage.

The entrance hallway provides access to the principal ground floor rooms, including a generously sized dining room to the front with elegant double doors. To the rear, there are two further reception rooms, one featuring a striking fireplace and French doors leading into a bright conservatory, ideal for year-round entertaining, along with a cosy snug that overlooks the garden. The breakfast kitchen, also at the rear, is supported by a practical utility room, creating a flexible space for family living.



Upstairs, five double bedrooms are arranged around a spacious landing, with three bathrooms (two of which are en-suite) providing comfort and privacy for all family members.

Offered to the market with no upward chain, the property is within walking distance of Dorridge Station and the village's excellent amenities, as well as being set within the prestigious Arden Academy catchment area. There is significant potential for development and modernisation, including the possibility of an extension or loft conversion (subject to the necessary planning permissions), making this an ideal long-term family home.



The property's outside space is equally impressive, with a landscaped, south-westerly facing rear garden that enjoys plenty of natural sunlight throughout the day. A large patio area provides the perfect setting for outdoor dining, relaxation, or entertaining guests, while the well-tended lawns and mature borders offer privacy and a tranquil outlook.

The location combines the peace and security of a private setting with the convenience of being just a short stroll from local shops, schools, and transport links.

Whether you are seeking a move-in ready home or a project with scope for further enhancement, this property represents a unique opportunity to secure a substantial family residence in one of Dorridge's most desirable addresses.

#### 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





- Executive Five Bedroom, Three Bathroom Detached House Set On A Private Drive Within Dorridge Village, Set Behind A Front Lawn & Block Paved Driveway And Benefitting From A Full Size Double Garage
- The Property Is Accessed Via The Entrance Hallway, With A Well-Proportioned Dining Room Boasting Double Doors Located At The Front Of The Property
- The Property Boasts A Breakfast Kitchen To The Rear Of The Property, Supported By A Practical Utility Room
- There Are Two Further Reception Rooms To The Ground Floor, One With A Feature Fireplace & French Doors Opening Into A Conservatory, Plus A Cosy Snug Which Overlooks The Garden
- To The First Floor Are Five Double Bedrooms, All Accessed Via The Large Landing And Being Serviced By Three Bathrooms, Two Of Which Are En-Suite
- To The Rear Of The Property Is A Landscaped South-Westerly Facing Garden Which Benefits From A Large Patio Area
- Located Within The Heart Of Dorridge Village, Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within The Prestigious Arden Academy Catchment Area
- Potential For Development & Modernisation, Such As An Extension Or Large Loft Conversion, Subject To The Necessary Planning Permissions



## **ENTRANCE HALLWAY**

## **WC**

## **DINING ROOM**

15' 7" x 9' 10" (4.75m x 2.99m)

## **LIVING ROOM**

16' 10" x 12' 5" (5.13m x 3.78m)

## **CONSERVATORY**

12' 11" x 10' 10" (3.93m x 3.29m)

## **SNUG**

11' 8" x 10' 5" (3.56m x 3.17m)

## **BREAKFAST KITCHEN**

12' 4" x 11' 2" (3.77m x 3.40m)

## **UTILITY ROOM**

9' 3" x 5' 4" (2.81m x 1.62m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

17' 7" x 10' 6" (5.37m x 3.19m)

## **ENSUITE**

11' 11" x 5' 7" (3.62m x 1.71m)

## **BEDROOM TWO**

12' 10" x 11' 3" (3.91m x 3.44m)

## **ENSUITE**

8' 4" x 4' 0" (2.53m x 1.23m)

## **BEDROOM THREE**

16' 2" x 8' 8" (4.93m x 2.64m)

## **BEDROOM FOUR**

12' 8" x 10' 11" (3.87m x 3.34m)

## **BEDROOM FIVE**

9' 5" x 9' 1" (2.87m x 2.77m)

## **BATHROOM**

12' 5" x 6' 7" (3.79m x 2.01m)

## **TOTAL SQUARE FOOTAGE**

234.0 sq.m (2522 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

18' 2" x 16' 9" (5.54m x 5.11m)

### **DRIVEWAY PARKING**

### **LANDSCAPED SOUTH-WESTERLY FACING GARDEN**

### **LARGE PATIO AREA**

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

Integrated oven, integrated hob, extractor, fridge (kitchen), freezer, fridge/freezer, dishwasher, washer/dryer, all carpets, all light fittings, fitted wardrobes in one bedroom, garden shed and electric garage door. Curtains available by negotiation.

### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Loft - boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

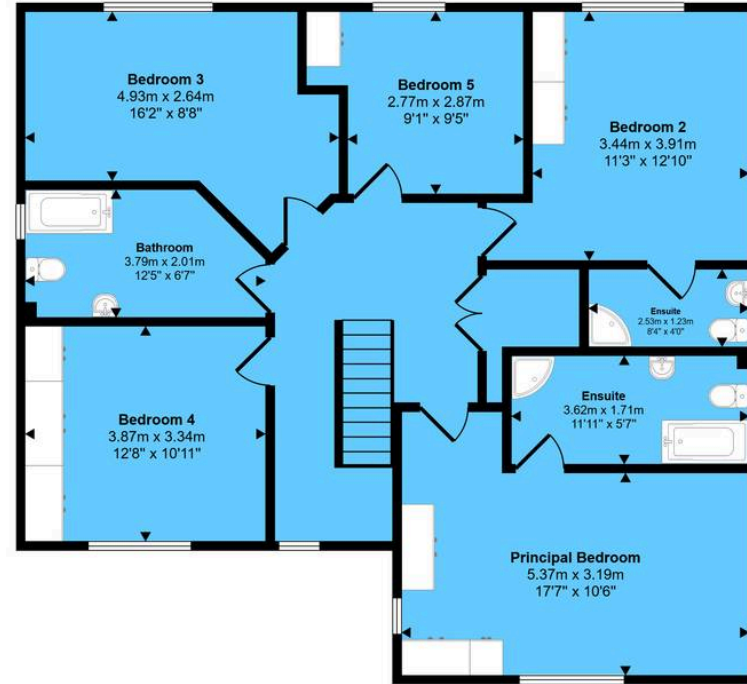
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
234 sq m / 2522 sq ft



Ground Floor  
Approx 128 sq m / 1376 sq ft



First Floor  
Approx 106 sq m / 1146 sq ft

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

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