



Rockingham Close, Dorridge

Guide Price £1,250,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

This significantly extended and modernised five bedroom detached house is positioned on a quiet cul-de-sac within easy walking distance of Dorridge village, offering a blend of contemporary family living and elegant design.

Set behind a tarmac driveway, providing ample parking, the property is accessed via a welcoming entrance hall. Inside, the spacious accommodation unfolds to reveal four well-proportioned reception rooms, two of which feature attractive fireplaces that create inviting focal points, while another enjoys sliding doors providing seamless access to the garden. The heart of the home is the impressive, recently fitted kitchen / dining area, equipped with integrated appliances and doors that open onto the garden, making it ideal for entertaining. An adjoining utility room offers additional practicality.



On the first floor, there are four double bedrooms, each thoughtfully designed for comfort and serviced by three modern bathrooms (two of which are en-suite), ensuring convenience for family and guests alike. The principal suite is a true retreat, boasting a large en-suite shower room with dual sinks and a walk-in wardrobe for ample storage.

The second floor extends the living space further, featuring a versatile reception room with elevated views to the rear, a kitchenette, and the fifth bedroom, with its own en-suite shower room, offering superb flexibility for guests, older children, or multi-generational living.



The property enjoys a landscaped south facing garden with the benefit of a full width patio, perfect for outdoor relaxation and entertaining.

Situated within walking distance of Dorridge Station and the array of amenities that Dorridge village has to offer, this home is ideally located for commuters and families. Additionally, it falls within the prestigious Arden Academy catchment area, making it an excellent choice for those seeking access to highly regarded local schooling.

This exceptional property combines generous living spaces, luxurious finishes, and a prime village location, making it a rare opportunity not to be missed.

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





- Significantly Extended & Modernised Five Bedroom Detached House Located On A Quiet Cul-De-Sac Within Walking Distance To Dorridge Village
- Set Behind A Tarmac Driveway, Providing Ample Parking, Which Is Supported By A Garage / Store
- The Ground Floor Accommodation Is Accessed Via The Entrance Hall & Boasts Four Reception Rooms, Two Of Which Benefit From Feature Fireplaces & One Of Which Has Sliding Doors Opening Onto The Garden
- Boasting A Large, Recently Fitted Kitchen / Dining Area With Integrated Appliances & Doors Opening Onto The Garden, Supported By An Accompanying Utility Room
- To The First Floor Are Four Double Bedrooms Which Are Serviced By Three Modern Bathrooms, Two Of Which Are En-Suite
- The Principal Suite Is Located On The First Floor & Benefits From A Large En-Suite Shower Room With Dual Sinks & A Walk-In Wardrobe



- Located On The Second Floor Is A Further Reception Room With Elevated Views To The Rear, A Kitchenette & The Final Bedroom, Along With Its Own En-Suite Shower Room
- To The Rear Of The Property Is A Landscaped South Facing Garden With The Benefit Of A Full Width Patio
- Located Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



ENTRANCE PORCH

ENTRANCE HALL

WC

LIVING ROOM

19' 4" x 11' 6" (5.90m x 3.50m)

SITTING ROOM

22' 6" x 19' 0" (6.85m x 5.80m)

OFFICE

12' 6" x 11' 0" (3.80m x 3.35m)

FAMILY / PLAYROOM

16' 5" x 13' 1" (5.00m x 4.00m)

KITCHEN / DINING AREA

21' 4" x 19' 0" (6.50m x 5.80m)

UTILITY ROOM

8' 2" x 7' 3" (2.50m x 2.20m)

GARAGE / STORE

7' 3" x 6' 7" (2.20m x 2.00m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 0" x 11' 6" (3.95m x 3.50m)

WALK-IN WARDROBE

11' 4" x 6' 3" (3.45m x 1.90m)

ENSUITE

11' 4" x 5' 3" (3.45m x 1.60m)

BEDROOM TWO

14' 9" x 8' 4" (4.50m x 2.55m)

ENSUITE

7' 7" x 3' 9" (2.30m x 1.15m)

BEDROOM THREE

14' 1" x 13' 1" (4.30m x 4.00m)

BEDROOM FOUR

12' 0" x 8' 0" (3.65m x 2.45m)

**BATHROOM**

9' 8" x 9' 2" (2.95m x 2.80m)

SECOND FLOOR**LIVING ROOM**

21' 0" x 9' 10" (6.40m x 3.00m)

KITCHENETTE

6' 7" x 6' 5" (2.00m x 1.95m)

BEDROOM FIVE

11' 2" x 9' 6" (3.40m x 2.90m)

ENSUITE

9' 6" x 3' 7" (2.90m x 1.10m)

TOTAL SQUARE FOOTAGE

308.7 sq.m (3323 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING****LANDSCAPED SOUTH FACING GARDEN****FULL WIDTH PATIO****GARDEN ROOM**

12' 6" x 10' 3" (3.80m x 3.12m)



ITEMS INCLUDED IN THE SALE

Kitchen extractor, fridge, all blinds, underfloor heating, garden shed and an EV charging point.

ADDITIONAL INFORMATION

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



GROUND FLOOR



1ST FLOOR



2ND FLOOR



OUTBUILDING



TOTAL FLOOR AREA : 308.7 sq.m. (3323 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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