



Avenue Road, Dorridge

Guide Price **£2,500,000**

xact
EXCLUSIVE





PROPERTY OVERVIEW

This individually designed and stunning detached property, originally constructed in 2019, offers an exceptional standard of modern family living across three spacious floors.

Accessed via a magnificent entrance hall, the ground floor boasts underfloor heating throughout and comprises four versatile reception rooms, perfect for entertaining or relaxing, as well as a superb open plan kitchen, dining, and family room. The kitchen features a striking central island, high-quality fittings, and ample workspace, complemented by a large utility room for added convenience.

The first floor presents four generous double bedrooms, each finished to a high standard, with three luxury bathrooms, including a principal suite with a walk-in dressing room and a superb luxury ensuite.

The second floor provides two further well-proportioned bedrooms, a shower room, and a dedicated cinema / media room, ideal for family movie nights or entertaining guests. All rooms are arranged to offer flexibility for growing families or those seeking space for home working.

The property is set behind a private gated entrance, with a large block paved driveway providing ample parking and a detached double garage, perfect for secure vehicle storage or additional storage needs.



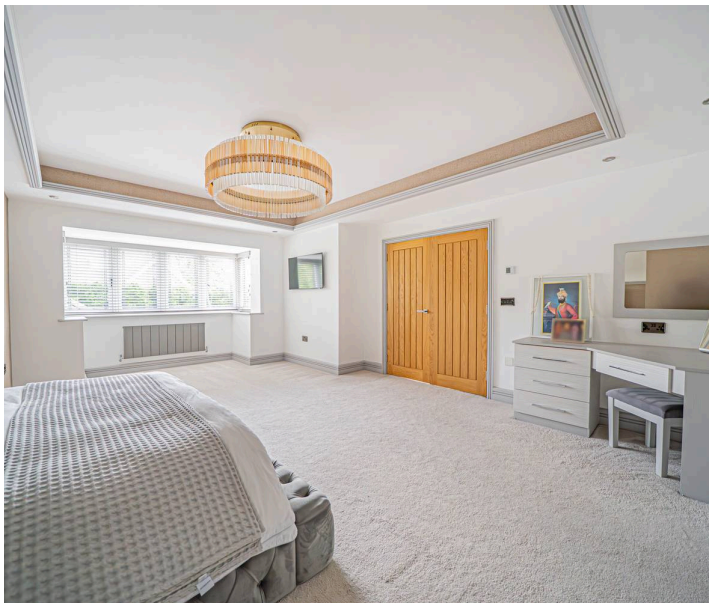


Located on the highly sought-after Dorridge Triangle, the home is within walking distance to the station, making it ideal for commuters, and is conveniently situated for all local schools, ensuring excellent educational options are close at hand.

The property's layout and design seamlessly blend luxury and practicality, with bi-fold doors from the main living areas providing easy access to the formal gardens to the side and rear.

Every element of this home has been carefully considered to create a welcoming and impressive environment, from the high-specification finishes and thoughtful lighting to the spacious room proportions and excellent flow between living spaces.

The combination of contemporary design, high-quality materials, and attention to detail throughout makes this property a truly rare find in the local market. Viewing is essential to fully appreciate the scale, quality, and unique features of this stunning family home. This is an outstanding opportunity for discerning buyers seeking a luxurious, modern residence in a prime and convenient location.





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: H

Tenure: Freehold





- Individually Designed And Stunning Detached Property Originally Built in 2019
- Affording Four Reception Rooms, Six Bedrooms And A Cinema / Media Room Set Over Three Floors
- Superb Open Plan Kitchen, Dining And Family Room With Feature Central Island And Large Utility
- Ground Floor Accommodation Accessed Via A Magnificent Entrance Hall, With Underfloor Heating Throughout
- Four Double Bedrooms & Three Luxury Bathrooms To the First Floor, With The Principal Bedroom Boasting A Walk-In Dressing Room And Superb Luxury Ensuite
- Two Further Bedrooms To The Second Floor With Cinema / Media Room Plus Separate Shower Room
- All Set Behind A Private Gated Entrance With A Large Block Paved Driveway, Providing Ample Parking And Boasting A Detached Double Garage
- Located On The Dorridge Triangle And Within Walking Distance To The Station And All Local Schools
- Viewing Essential To Fully Appreciate This Stunning Family Home



ENTRANCE HALL

SHOWER ROOM

11' 10" x 9' 5" (3.60m x 2.87m)

DRAWING ROOM

21' 1" x 13' 10" (6.42m x 4.21m)

GAMES ROOM / STUDY

13' 4" x 11' 5" (4.06m x 3.49m)

FAMILY ROOM

14' 10" x 11' 5" (4.52m x 3.49m)

COMMS ROOM

9' 11" x 5' 0" (3.03m x 1.52m)

KITCHEN / DINING / FAMILY ROOM

29' 11" x 24' 9" (9.11m x 7.55m)

SITTING ROOM

15' 8" x 12' 6" (4.77m x 3.80m)

UTILITY ROOM

14' 1" x 8' 6" (4.28m x 2.58m)

FIRST FLOOR

PRINCIPAL BEDROOM

21' 2" x 16' 11" (6.44m x 5.16m)

DRESSING ROOM

9' 9" x 9' 5" (2.97m x 2.86m)

ENSUITE

13' 11" x 7' 9" (4.23m x 2.37m)

BEDROOM TWO

15' 10" x 13' 4" (4.83m x 4.06m)

ENSUITE

11' 0" x 10' 4" (3.35m x 3.14m)

BEDROOM THREE

13' 8" x 11' 6" (4.17m x 3.50m)

ENSUITE

18' 5" x 6' 2" (5.62m x 1.88m)



BEDROOM FOUR

15' 9" x 12' 6" (4.79m x 3.81m)

SECOND FLOOR

BEDROOM FIVE

19' 9" x 12' 1" (6.01m x 3.69m)

EAVES

BEDROOM SIX

17' 2" x 8' 3" (5.22m x 2.51m)

CINEMA / MEDIA ROOM

19' 9" x 9' 5" (6.01m x 2.87m)

EAVES

SHOWER ROOM

17' 4" x 7' 3" (5.28m x 2.20m)

TOTAL SQUARE FOOTAGE

496.1 sq.m (5340 sq.ft) approx.

OUTSIDE THE PROPERTY

DOUBLE GARAGE

17' 7" x 17' 7" (5.36m x 5.35m)

SECURE GATED PARKING FOR MULTIPLE VEHICLES

FORMAL GARDENS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washer/dryer, all carpets, all blinds, all light fittings, fitted wardrobes in all six bedrooms, underfloor heating, garden shed, electric garage door and a 2022 EV charging point.

ADDITIONAL INFORMATION

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

INFORMATION FOR POTENTIAL BUYERS

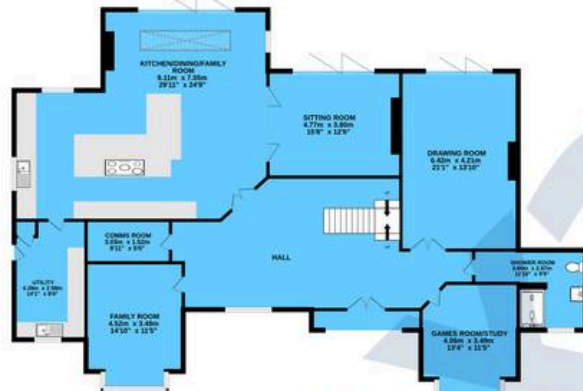
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GARAGE



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 496.1 sq.m. (5340 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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