



Kingscote Road, Dorridge

Guide Price £995,000





PROPERTY OVERVIEW

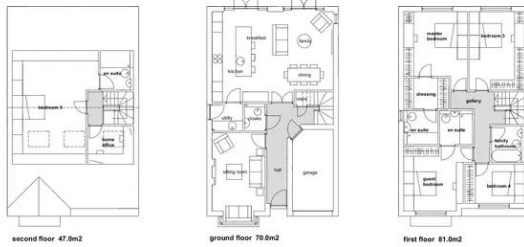
Oak Manor is a "New Build" individually designed 5 Bedroom detached Family home, with 'Residence 7 Triple Glazed Windows'. Located within easy walk of Dorridge village Centre.

This is an individually designed detached residence within the sought after location of Dorridge.

Approached via its own private drive, Oak Manor, is a New Build home, built to a high specification by a local developer, benefiting from a ten year structural warranty.

This large family home has spacious accommodation to the ground floor including sitting room, open plan kitchen/breakfast/dining/family room with Bi-Fold doors to the rear garden, utility room and a guest cloakroom. To the first floor, the principal bedroom with its own walk in dressing room, and bedroom two both benefit from luxury en-suites, with two further bedrooms sharing a family bathroom. To the third floor is located a fifth bedroom with its own ensuite and an office. The kitchen and bathrooms are individually designed to a high quality specification to provide the ultimate luxury family living.





COLIN WILCOX architects
 Client: Tom Callinan
 Project: 2 Kingsgate Road, BBS 8RA
 Title: plot 1 plans elevations as proposed
 Drawing Status: Preliminary Tender As Built
 Planning Construction
 Scale: 1:100 A1 Date: December 2015 Drawn: CW



EXLUN WILCO ARCHITECTS
 Project: 2 Kingsgate Road, BBS 8RA
 Date: December 2015



High quality specification in brief include:-

Kitchens:

Individually designed Ocean Joinery kitchen with Neff appliances to include oven, fridge/freezer, dishwasher, induction hob, extractor. Quartz work surfaces and upstands.

Bathrooms:

Laufen Sanitary ware with hansgrohe Chrome fittings. Porcelanosa tiling – Full height to all walls and floors.

Finishes/Fixtures:

Amtico flooring to hallway, kitchen, utility and bathrooms.
 Balustrade staircase with handrails. Underfloor heating across the ground floor with radiators upstairs. Fitted wardrobes “to walk” in Principal bedroom. Internal doors to be pre-finished deanta eley oak veneered, with softwood skirting & architrave. All internal walls to be painted.

External:

EV power point fitted. front and rear electrical and water tap points. Both front and rear gardens turfed.

CCTV with mobile app fitted.

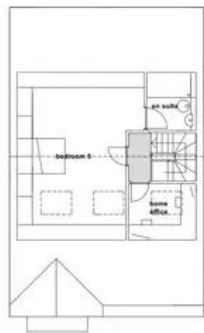
Turfed garden area with pathways in stone with paved patio from house as standard. Outside double socket and Tap .



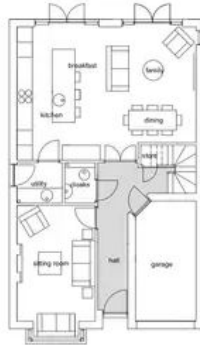
PROPERTY LOCATION

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.

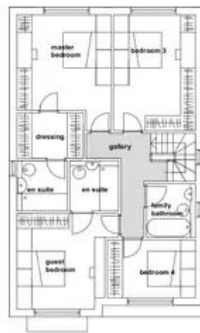
Tenure: Freehold



second floor 47.0m²



ground floor 70.0m²



first floor 81.0m²

- New Build Detached Home By Aspire Homes
- 5 Bedroom, 3 Storey Detached Home
- 3 x Ensuites
- Principal Bedroom With Walk In Dressing Room
- Open Plan Kitchen/Breakfast/Dining/Family Room
- Separate Formal Sitting Room
- Residence 7 Triple Glazed Windows
- CCTV Fitted With Mobile App
- Close To Dorridge Village Centre
- TV System Ready For Sky Q Install
- Ajax Alarm System
- Vaillant Aro THERM Heat Pump

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff microwave, Neff fridge, Neff freezer, Neff dishwasher, all carpets and light fittings, underfloor heating, CCTV, Horman electric garage door and car charging point.

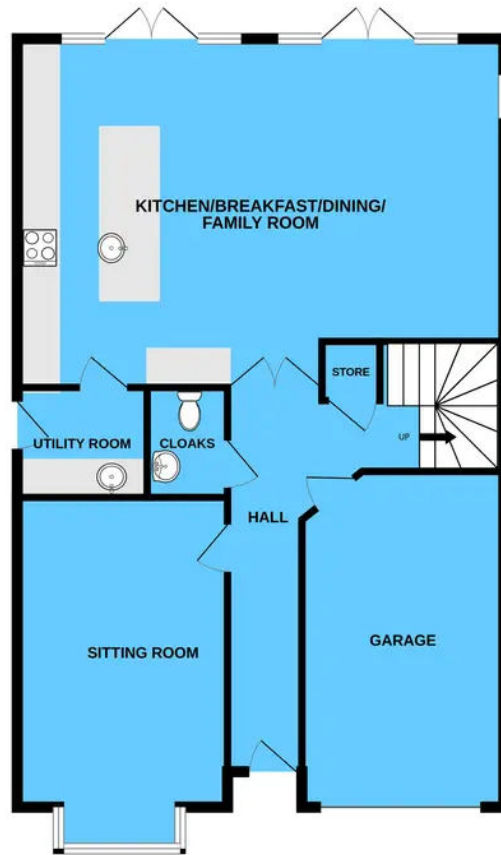
ADDITIONAL INFORMATION

Services - water meter, mains electricity and sewers.
Broadband - Openreach - fibre optic.

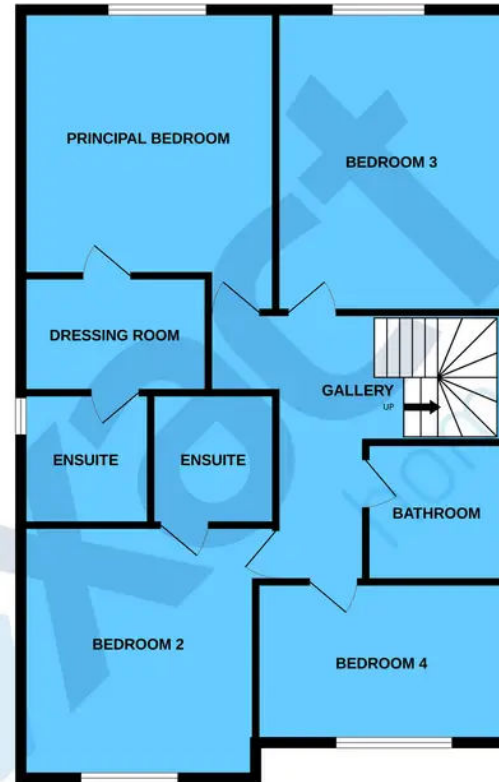
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

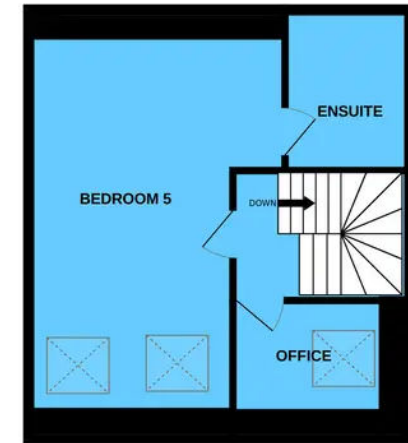
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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