



## Warren Drive, Dorridge

Guide Price £1,300,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Located within a peaceful cul-de-sac just off the highly sought-after Dorridge Triangle, this significantly extended five-bedroom detached property offers an exceptional living experience for the discerning buyer. With extensive space and a versatile layout, this home is perfect for families looking for a blend of comfort and style. Upon arrival, the property impresses with its large block-paved driveway, providing ample parking for multiple vehicles. The entrance hallway leads to a study, a spacious living room, and a stunning open-plan kitchen/dining and family room, complete with bi-fold doors that flood the space with natural light. Additionally, a generous utility room and a double guest bedroom with its own en-suite facility can be found on the ground floor, providing a private retreat for relatives or visitors within this elegant home. The first floor of the property comprises four double bedrooms, each offering comfortable accommodation, along with two luxurious bathrooms.





Conveniently situated within walking distance to Dorridge Village and Station, residents can enjoy easy access to local amenities, shops, and transport links. The property also benefits from being within the catchment area for the highly regarded Arden Academy. The rear of the property features a large westerly facing garden, perfect for enjoying outdoor activities and entertaining guests. An extensive decked area provides the ideal setting for alfresco dining, while a superb summerhouse/gymnasium and an open purpose-built bar offer additional space for leisure and relaxation. In summary, this outstanding family home epitomises modern living at its finest. With its prime location, versatile layout, and luxurious features, this property is sure to impress those seeking a sophisticated and comfortable lifestyle. Viewing is highly recommended to fully appreciate all that this home has to offer.

- Set Within A Quiet Cul-De-Sac Just Off The Dorridge Triangle
- Significantly Extended Five Bedroom Detached
- Offering Extremely Versatile Space And A Stunning Family Home
- Set Behind A Large Block Paved Driveway Providing Parking For Multiple Vehicles
- Entrance Hallway Leading To Study, Living Room, Stunning Open Plan Kitchen / Dining And Family Room With Bi-Fold Doors, Large Utility And Double Guest Bedroom With Own En-Suite Facility
- Four Double Bedrooms To First Floor With A Further Two Luxury Bathrooms
- Walking Distance To Dorridge Village & Station
- Large Westerly Facing Rear Garden With Extensive Decked Area, Superb Summerhouse / Gymnasium And Open Purpose Built Bar
- Outstanding Family Home Set Within The Catchment Area For Arden Academy





#### 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



#### **ENTRANCE HALLWAY**

#### **WC**

5' 9" x 5' 7" (1.75m x 1.70m)

#### **LIVING ROOM**

16' 7" x 15' 9" (5.05m x 4.80m)

#### **STUDY**

13' 3" x 10' 4" (4.04m x 3.15m)

#### **KITCHEN/DINING & FAMILY ROOM**

22' 8" x 20' 2" (6.91m x 6.15m)

#### **UTILITY**

10' 4" x 7' 5" (3.15m x 2.26m)

#### **BOOT ROOM**

#### **BOILER ROOM**

#### **BEDROOM FIVE**

12' 2" x 11' 0" (3.71m x 3.35m)

#### **ENSUITE**

7' 3" x 6' 1" (2.21m x 1.85m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 1" x 12' 10" (3.99m x 3.91m)

#### **ENSUITE**

10' 6" x 6' 9" (3.20m x 2.06m)

#### **BEDROOM TWO**

13' 0" x 11' 2" (3.96m x 3.40m)

#### **BEDROOM THREE**

11' 2" x 8' 10" (3.40m x 2.69m)

**BEDROOM FOUR**

11' 0" x 8' 2" (3.35m x 2.49m)

**BATHROOM**

10' 0" x 7' 10" (3.05m x 2.39m)

**OUTSIDE THE PROPERTY****GARAGE STORE**

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

**SUMMERHOUSE/GYM**

22' 6" x 12' 8" (6.86m x 3.86m)

**TOTAL SQUARE FOOTAGE**

223.9 sq.m (2410 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****REAR GARDEN WITH EXTENSIVE DECKED AREA****OPEN PURPOSE BUILT BAR****ITEMS INCLUDED IN THE SALE**

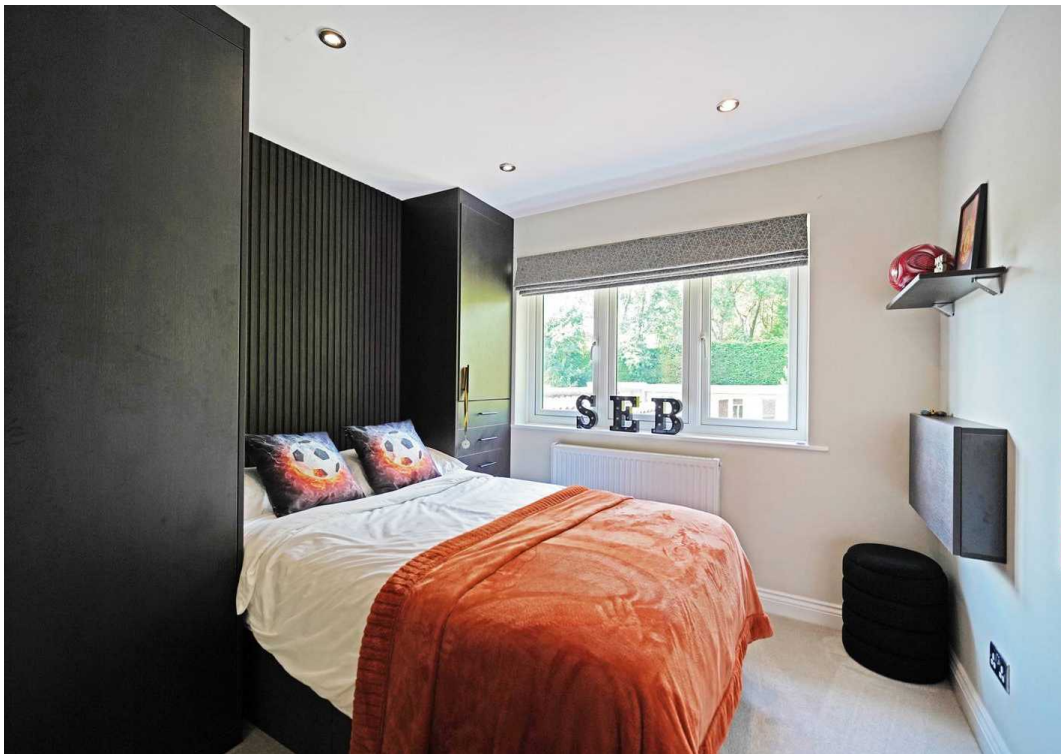
Three Neff integrated ovens, Smeg integrated hob, Neff extractor, Neff microwave, Samsung fridge/freezer, Two dishwashers (Bosch and Neff), all carpets, blinds and light fittings, underfloor heating in two bathrooms, two garden sheds, summerhouse/gym and fitted wardrobes in three bedrooms.

**ADDITIONAL INFORMATION**

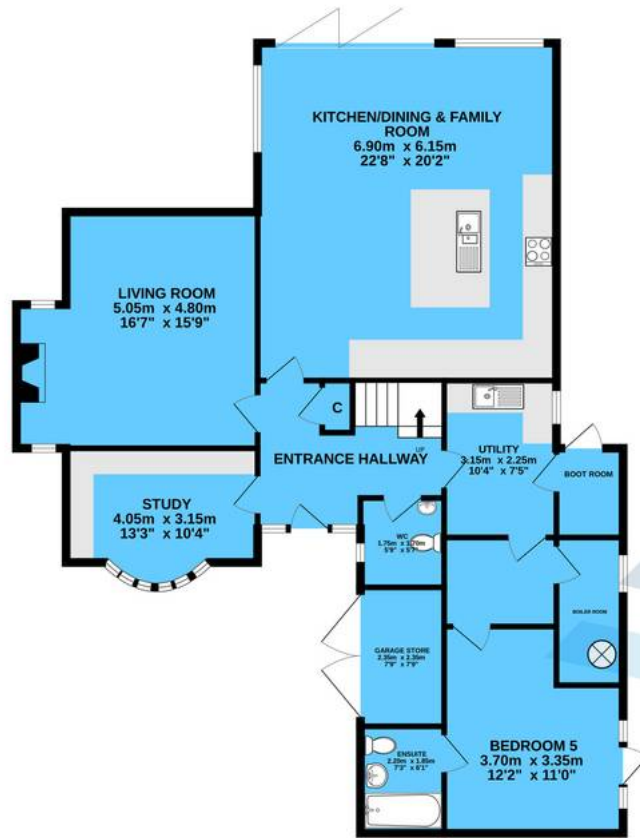
Services - water meter, mains gas, electricity and sewers. Broadband - BT. Loft space - part boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

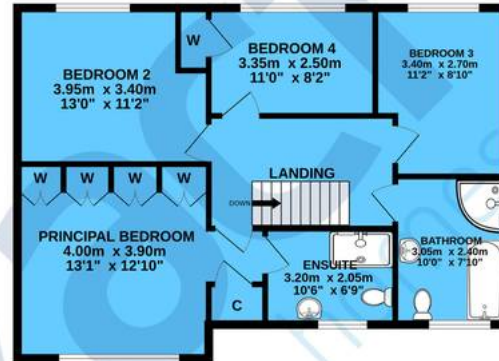
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



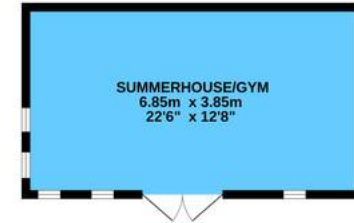
GROUND FLOOR  
129.0 sq.m. (1389 sq.ft.) approx.



1ST FLOOR  
68.4 sq.m. (736 sq.ft.) approx.



OUTSIDE  
26.5 sq.m. (285 sq.ft.) approx.



TOTAL FLOOR AREA : 223.9 sq.m. (2410 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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# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

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