



Rodborough Road, Dorridge

Guide Price £1,250,000





PROPERTY OVERVIEW

This significantly extended five bedroom, three bathroom detached residence is situated on the highly sought-after Rodborough Road and is offered to the market with the benefit of no upward chain. Approached via a front lawn and a tarmac driveway, which is complemented by a full-size single garage, the property exudes an immediate sense of grandeur and practicality. Upon entering through the welcoming entrance hallway, you are greeted by two reception rooms at the front of the house. The first of these features a charming fireplace and an elegant bay window, creating a warm and inviting atmosphere ideal for relaxation or entertaining guests, currently used as a snug. The second reception room is currently utilised as a study, offering a versatile space that could serve as a home office, playroom, depending on your requirements. To the rear of the property, a substantial third reception room has been thoughtfully extended and benefits from a skylight that floods the space with natural light, as well as French doors that provide a seamless connection to the garden, currently used as a living room. Adjacent to this, the heart of the home is undoubtedly the expansive open-plan kitchen, dining and living area, which has been designed with both family living and entertaining in mind.





The kitchen itself is fitted with a large feature island and modern appliances, while a skylight and French doors enhance the sense of space and light. A practical utility room is conveniently positioned to support the kitchen, providing additional storage and laundry facilities. Ascending to the first floor, you will find five well-proportioned bedrooms, each thoughtfully designed to maximise comfort and flexibility. Three of the bedrooms are equipped with fitted wardrobes, providing ample storage solutions. The principal bedroom is a true retreat, boasting fitted wardrobes, tranquil views over the south-facing garden, and a luxurious en-suite bathroom complete with both a walk-in shower and a separate bath for ultimate relaxation. Two further bathrooms, both well-appointed and modern (including a second en-suite), serve the remaining bedrooms, ensuring convenience for family members and guests alike. To the rear of the property is a well proportioned South facing garden which has been landscaped. The garden is mainly laid with lawn but does benefit from a large full width patio, ideal for soaking up the South facing sun. The property is ideally located within walking distance to Dorridge Station and all the amenities that Dorridge Village has to offer, making it perfect for commuters and families seeking a vibrant yet peaceful community. Additionally, it falls within the prestigious Arden Academy catchment area, making it an excellent choice for those prioritising educational opportunities. This impressive home combines generous living spaces, high-quality finishes, and a prime location, presenting an exceptional opportunity for discerning buyers seeking a substantial family residence in one of the area'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: F

Tenure: Freehold



- Significantly Extended Five Bedroom, Three Bathroom Detached House Located On The Prestigious Rodborough Road
- Offered To The Market With The Benefit Of No Upward Chain
- The Property Is Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By A Full Size Single Garage
- To The Front Are Two Reception Rooms, One Features A Fireplace & Bay Window & The Other Is A Versatile Room Currently Used As A Study
- Located To The Rear Is A Third Reception Room Which Has Been Extended & Benefits From A Sky Light & French Doors Onto The Garden
- Also Located At The Rear Of The Property Is A Substantial Kitchen, Dining & Living Area With A Large Feature Island, Skylight & French Doors Onto The Garden. The Kitchen Is Supported By A Utility
- Located On The First Floor Are Five Well Proportioned Bedrooms Which Are Serviced By Three Well Appointed Bathrooms, Two Of Which Are En-Suite. Three Of The Bedrooms Afford Fitted Wardrobes
- The Principal Bedroom Boasts Fitted Wardrobes, Views Over The South Facing Garden & A Luxury En-Suite Bathroom With Both A Walk In Shower & Separate Bath
- Located To The Rear Of The Property Is A Landscaped South Facing Garden Which Benefits From A Full Width Patio
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer & Within The Prestigious Arden Academy Catchment Area



ENTRANCE HALLWAY

SNUG

11' 9" x 14' 8" (3.58m x 4.47m)

STUDY

7' 7" x 10' 8" (2.31m x 3.24m)

LIVING ROOM

11' 6" x 22' 4" (3.51m x 6.81m)

KITCHEN/DINING & LIVING AREA

22' 4" x 18' 4" (6.81m x 5.60m)

WC

UTILITY ROOM

8' 11" x 8' 4" (2.73m x 2.53m)

INTEGRAL GARAGE

9' 7" x 16' 7" (2.92m x 5.05m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 8" x 17' 8" (3.87m x 5.39m)

ENSUITE

8' 8" x 7' 1" (2.65m x 2.16m)

BEDROOM TWO

13' 8" x 16' 1" (4.17m x 4.90m)

ENSUITE

7' 4" x 5' 9" (2.23m x 1.76m)

BEDROOM THREE

11' 8" x 15' 1" (3.56m x 4.60m)

BEDROOM FOUR

11' 7" x 11' 7" (3.54m x 3.54m)

BEDROOM FIVE

10' 0" x 6' 5" (3.04m x 1.95m)

BATHROOM

7' 10" x 8' 4" (2.39m x 2.53m)

**TOTAL SQUARE FOOTAGE**

225.0 sq.m (2427 sq.ft) approx.

OUTSIDE THE PROPERTY**TARMAC DRIVEWAY****LANDSCAPED SOUTH FACING GARDEN WITH PATIO****ITEMS INCLUDED IN THE SALE**

TBC

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

Broadband – Cable. Loft space – fully boarded and decorated large storage room in the loft void with pull down ladder

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.

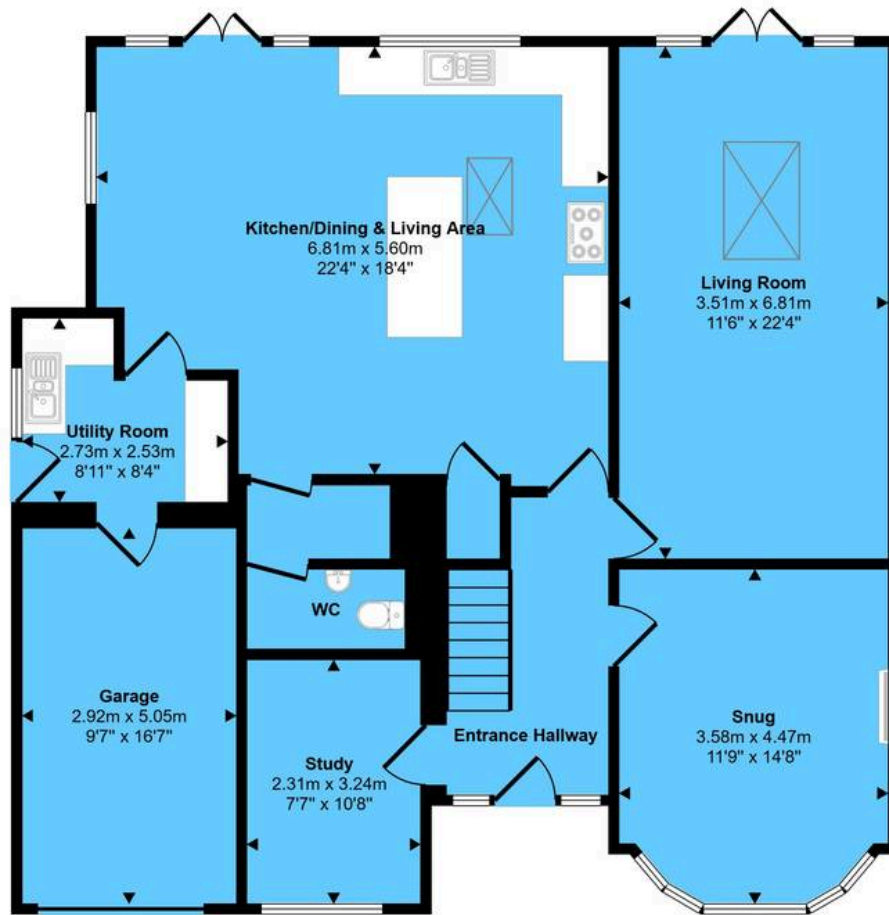
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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
225 sq m / 2427 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.

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