



**DM&Co.**  
SALES & LETTINGS

**30 BUCKMINSTER DRIVE  
DORRIDGE  
B93 8PG**

Modernised Four Bedroom Home Overlooking Four Ashes Pond. Discover this delightful house, boasting a large kitchen diner, a cosy lounge with a feature fireplace, and serene views of Four Ashes Pond with a wonderful array of wildlife. With a landscaped garden, double garage, and off road parking, it's an ideal family home.



This charming property welcomes you with a spacious hall, leading to a large through lounge adorned with a feature gas fireplace and a low bay window framing picturesque views across Four Ashes Pond. The modern kitchen diner, complete with integrated appliances, offers ample space for family meals. A separate utility area and WC, along with a study room to the front, add practicality and comfort to this well maintained home.







The upstairs reveals a bright, airy landing, leading to four double bedrooms. The main bedroom, with fitted wardrobes, opens to a generous ensuite bathroom featuring a full size bath and separate shower. A spacious family bathroom, equipped with a double walk-in shower, completes this delightful upper level.







Outside, the property is set back from the road, offering privacy and tranquility. It includes a beautifully landscaped garden with two patio areas - perfect for outdoor entertainment. Side access leads to the double garage, providing additional storage and secure parking. The allocated parking for two cars further enhances this home's appeal.









## FEATURES

- Modernised Four Bedroom Detached House
- Through Lounge with Feature Fireplace
- Large Kitchen Diner
- Study Room
- Four Double Bedrooms
- Ensuite & Family Bathroom
- Landscaped Garden
- Double Garage
- Pond View Location
- Close to Countryside Walks Ideal for Dog Walkers

## SIZE

Total - 1867 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Solihull Metropolitan Borough Council F

## SERVICES

All mains services are connected to the property.  
It is advised that you confirm this at point of offer.

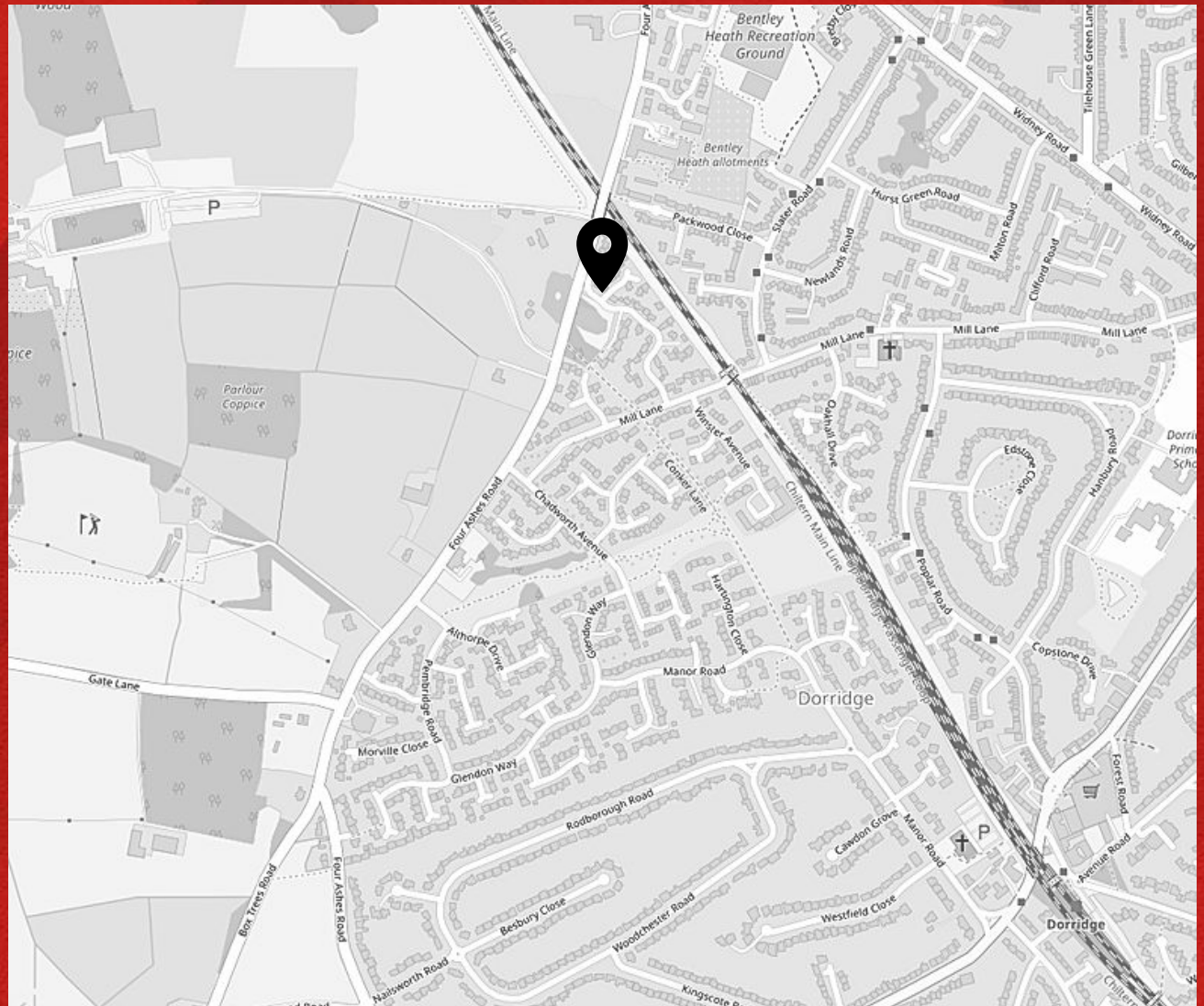
## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777 314

@ dorrige@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*

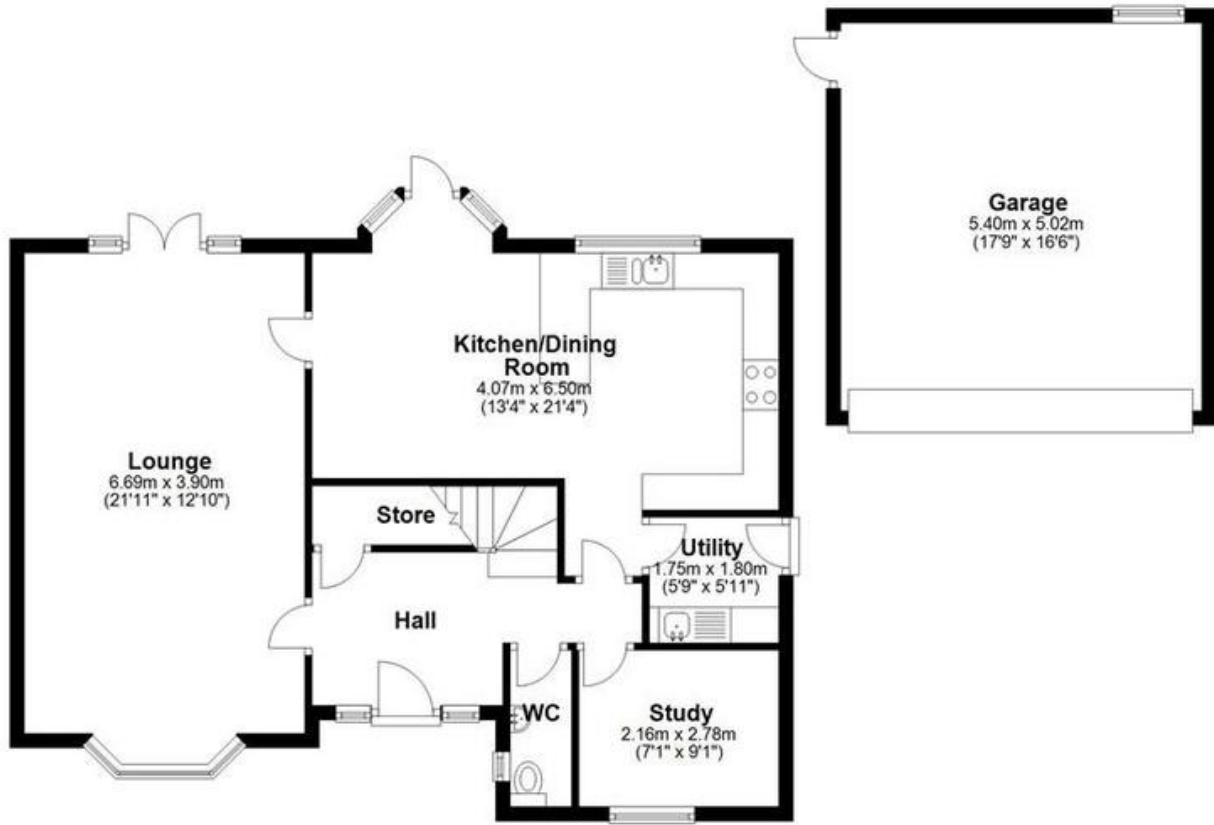


## LOCATION

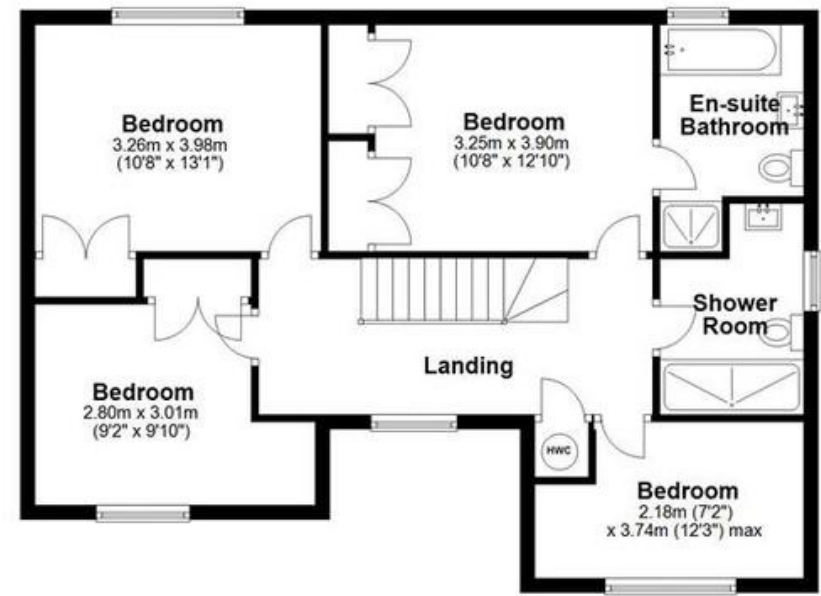
30 Buckminster Drive benefits from its location in a quiet cul-de-sac, providing a peaceful residential setting. The property is within the sought-after Arden Academy catchment area, making it an ideal choice for families. Local amenities, schools, and transport links are easily accessible, offering convenience and ease of living. Located just across the road from scenic country walks, this property offers a unique blend of convenience and natural beauty. Its proximity to the countryside is a significant advantage, particularly for dog owners who value easy access to open spaces. At the same time, it maintains close ties to the heart of Dorridge, presenting a perfect balance between urban accessibility and rural charm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 101.1 sq. metres (1088.8 sq. feet)



**First Floor**  
Approx. 72.4 sq. metres (778.9 sq. feet)



Total area: approx. 173.5 sq. metres (1867.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

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