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YOUR PREMIUM AGENT

**319 STATION ROAD
DORRIDGE
B93 8ET**

Nestled in the heart of Dorridge, a quintessential 1930s detached family home, exuding charm and potential. With 4 double bedrooms, spacious living areas, and a large, inviting south-east facing garden, it presents an idyllic setting for family life. Boasting a prime location within walking distance of Dorridge station & within the catchment for Arden Academy, offering extension possibilities (STPP).

319 STATION ROAD

319 Station Road is a testament to 1930s architecture, offering a blend of traditional charm and modern functionality. This detached family home features four generously sized bedrooms, two bathrooms, and versatile living spaces including two large reception rooms and a conservatory. The heart of the home is the modern breakfast kitchen, which leads to a sunlit conservatory overlooking the expansive south-east facing garden. With a study room providing a quiet work space and potential to extend (STPP), this property is well-suited for a growing family seeking space and convenience. Located centrally in Dorridge, it ensures easy access to local amenities, Dorridge station, and Arden Academy, placing it in a sought-after family-friendly neighbourhood.









The journey begins in the bright hallway, introducing a sense of welcome and space.

To the right, a large dining room faces the front, setting the stage for memorable family gatherings. The rear of the home houses a spacious lounge, complete with doors that open directly to the garden, inviting the outdoors in.

The breakfast kitchen, designed for both culinary adventures and family meals, leads into a conservatory bathed in natural light, providing views of the garden. A practical study room, accessible via the kitchen, and a convenient downstairs shower room add to the ground floor's functionality, alongside useful understairs storage.



Travelling upstairs the spacious, light bright landing leads to four generous, double bedrooms, each boasting fitted wardrobes for optimal organisation.

The second bedroom, to the rear of the property, enjoys the luxury of an en-suite shower room, complementing the main family bathroom. Additional storage space on the landing, enhances the home's practicality.







319 Station Road is proudly set back from the road, offering privacy and a sense of retreat. The large tarmac drive accommodates ample parking and is complemented by a portion of lawn, leading to a double garage.

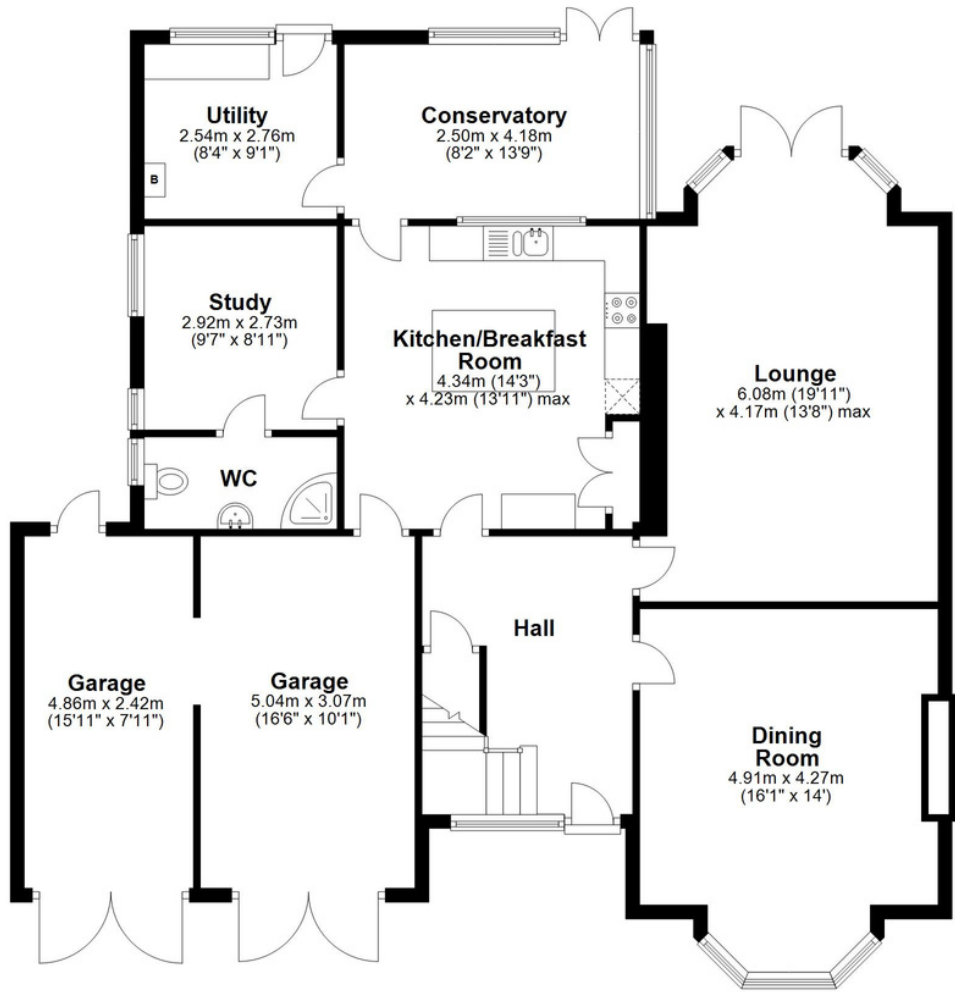
The large rear garden, with a south-east aspect, promises endless opportunities for outdoor activities, relaxation, and entertainment, a wonderful private haven for the children to play!



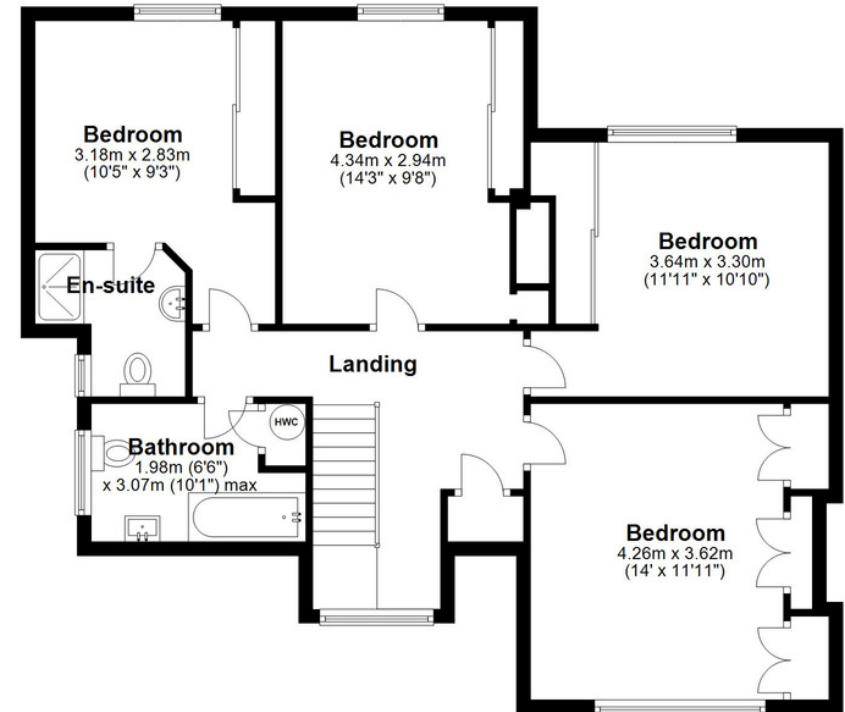


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Ground Floor
Approx. 134.6 sq. metres (1448.8 sq. feet)



First Floor
Approx. 85.6 sq. metres (921.9 sq. feet)



Total area: approx. 220.2 sq. metres (2370.7 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.

FEATURES

- 1930s Detached House with Four Double Bedrooms
- Two Bathrooms & Additional Ground Floor Shower Room
- Two Spacious Reception Rooms & Conservatory
- Spacious Breakfast Kitchen
- Study Room for Home Office Use
- Large South East Facing Garden
- Potential to Extend (Subject to Planning Permission)
- Prime Location in Central Dorridge
- Within Arden Academy Catchment Area

SIZE Total - 2,370.7 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

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

BROADBAND

Type	Max download speed	Max upload speed
Standard	24 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	220 Mbps

Network in the area: OpenReach

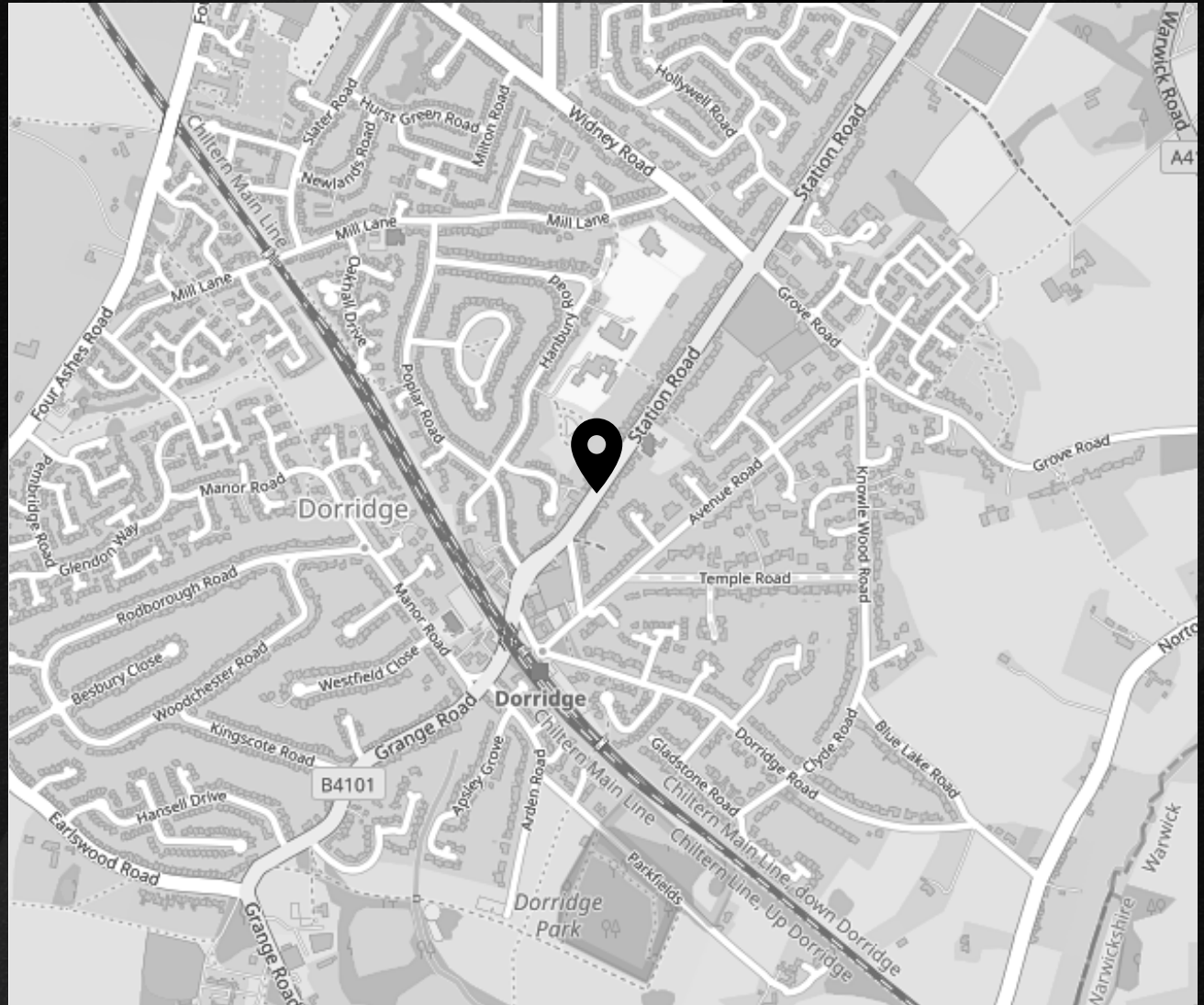
VIEWING

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

☎ 01564 777314 (option 4)

@ premium@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 are 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

Conveniently located close to Dorridge village centre, within close proximity to all the local amenities the village has to offer, including Sainsbury's Supermarket, The Forest Hotel, Skogen and lots of independent shops.

Dorridge is a lovely village and benefits from a real community feel. Nearby there are the historic buildings of Packwood House and Baddesley Clinton now in the care of the National Trust, whilst Solihull Town Centre is just 3 miles away and Henley in Arden and Stratford upon Avon are only a short drive away.

This property benefits from excellent transport links (the station is less than 10 minutes walk away), with direct trains via the Chiltern Line to Birmingham and London and easy access to the M42 just a few minutes' drive away.

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