



**DM&Co.**  
YOUR PREMIUM AGENT

**34 RODBOROUGH ROAD  
DORRIDGE  
B93 8EF**

Impressive, six-bedroom family home extended and beautifully updated, located in a coveted location in Dorridge. Boasting three elegant reception rooms, a spacious open plan breakfast kitchen, fabulous garden, this property embodies modern living in a prime location.

## 34 RODBOROUGH ROAD

Welcome to this beautifully extended six-bedroom residence, tailored for those who desire ample space without compromising style. The heart of the home lies in the expansive breakfast kitchen, illuminated by natural light, perfect for both everyday family life and hosting grand gatherings. The sophisticated ground floor layout includes multiple reception areas, each designed for comfort and functionality, from a cosy seating area with a Gazco effect fire to a formal dining space. Upstairs, the principal suite offers privacy and luxury with bespoke fitted wardrobes and a sleek en-suite, while the additional bedrooms provide generous accommodation for family and guests.

This home, set in a coveted area, represents a perfect blend of elegance and convenience.





The ground level of this exceptional home sets the stage for a refined lifestyle. Enter through a spacious hallway that leads to an inviting living room where you can unwind or entertain in style.

The open plan kitchen and dining area serve as the hub of the home, featuring high-end fittings and a chic seating area with a contemporary Gazco effect fire. Sliding doors in the family room frame the lush garden, creating a seamless indoor-outdoor flow. Additionally, a discrete utility room and a well-equipped home office enhance the functionality of this floor, making it as practical as it is elegant.







Ascend to a private haven where each of the six bedrooms is crafted with comfort and style in mind. The standout principal bedroom, overlooking the verdant garden, includes ample storage with custom wardrobes and a modern en-suite. Two additional bedrooms offer en-suite facilities and fitted wardrobes, ideal for family or guests. The remaining bedrooms share access to a well appointed family bathroom, completing this floor's arrangement as a thoughtfully designed space for rest and relaxation.





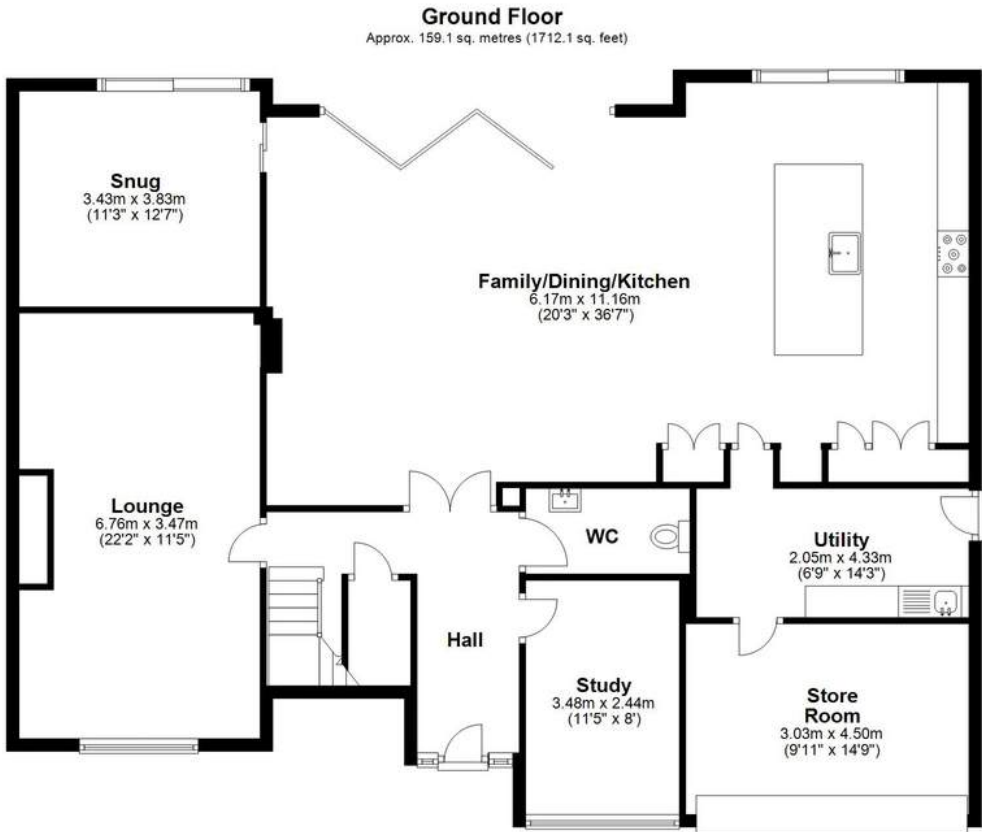




## 34 RODBOROUGH ROAD

The outdoor space of this home is a verdant escape with a large lawn framed by mature trees, providing a backdrop of tranquillity and privacy. Two patio areas offer versatile outdoor seating options, ideal for alfresco dining or quiet relaxation. This garden, with its thoughtful landscaping and functional design, serves as a peaceful retreat and a perfect space for entertaining.





Total area: approx. 286.3 sq. metres (3081.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(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>			

## FEATURES

- Modern, Extended Six Bedroom Detached House
- Highly Sought After Location
- Impressive Open Plan Kitchen Diner
- Home Office
- Three En-suites & Family Bathroom
- Lovely Private Rear Garden
- Large Tarmacadam Driveway
- Walking Distance to Dorridge Station

**SIZE** Total - 3,081 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	12 Mbps	1 Mbps
Superfast	1,000 Mbps	100 Mbps

**Network in the area:** OpenReach & Virgin Media

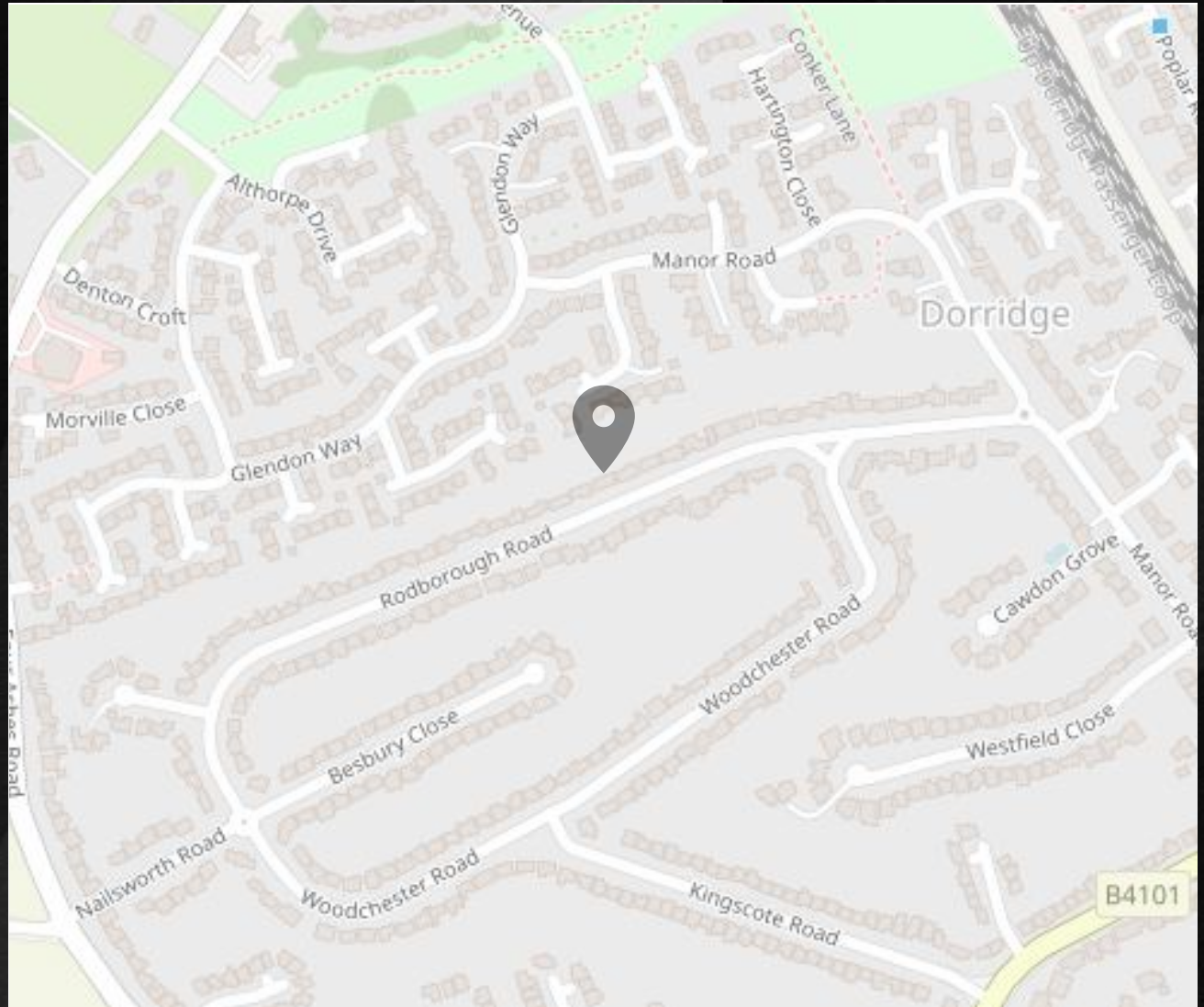
## VIEWING

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

Dorridge is a well located, sought after village, full of local amenities, its own train station (with links to Birmingham and London) and a really nice community feel. Sporting facilities nearby include the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. With excellent state schooling close by including the outstanding Arden Academy and many excellent private schools just a short drive into Solihull, this makes Dorridge a truly outstanding location to live within.

*DM&Co.*

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Call us on **01564 777314 (option 4)**

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