



**DM&Co.**  
YOUR PREMIUM AGENT

**7 ROCKINGHAM CLOSE  
DORRIDGE  
B93 8EH**

Impressive five bedroom detached executive home, spanning three floors with multiple living spaces, and an open-plan kitchen/diner. Ideal for families, it includes a top-floor suite and a landscaped south-facing garden with a dedicated home office. Perfect for those seeking space, comfort, and modern conveniences in a fantastic location.



## 7 ROCKINGHAM CLOSE

This beautifully designed executive home offers ample space for family living and entertaining. Set over three levels, the ground floor features underfloor heating and includes a welcoming hallway, a formal living room, and a separate sitting room. The heart of the home is the open-plan kitchen/diner, complete with utility space, leading to a family/playroom with bi-folding doors that open to a picturesque garden.

The principal bedroom is a luxurious retreat with a walk-in wardrobe and en-suite bathroom, located on the first floor along with three additional double bedrooms, two of which share a family bathroom and another with its own en-suite. The top floor is a self-contained suite with a lounge, kitchen, bedroom, and bathroom—ideal for teenagers or extended family members.









The entrance opens into a spacious tiled hallway boasting, a practical boot room and guest cloakroom, leading to the main living areas. The formal living room and separate sitting room provide versatile spaces for relaxation and social gatherings. The open-plan kitchen/diner is a focal point for family interactions, enhanced by modern amenities and a generous utility room.

An adjacent large office and family/play room offer functional spaces for various activities, with direct access to the garden through bi-folding doors.









The first-floor houses four double bedrooms. The principal bedroom is an inviting space featuring a large walk-in wardrobe and an en-suite with electric underfloor heating.







Two more generous bedrooms benefit from a beautiful, luxury, shared family bathroom, while bedroom two enjoys the privacy of its own en-suite.









The top-floor suite provides a private haven with a lounge, kitchen, bedroom, and bathroom, perfect for older family members or guests seeking independence. You may even consider making this the principal suite, with its fabulous picture window overlooking the garden.





The property boasts a landscaped south-facing garden that serves as a serene retreat for relaxation and entertainment. A patio area complements the garden, alongside a well-appointed home office, making it ideal for those who work from home. The design and orientation of the garden ensure a sunny, yet private outdoor experience.











**Ground Floor**  
**Approximate Floor Area**  
**1,709 sq. ft.**  
**(158.8 sq. m.)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	77	81
(81-91)	B		
(69-80)	C		
(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	



**First Floor**  
**Approximate Floor Area**  
**1,008 sq.ft.**  
**(93.7 sq.m.)**



**Second Floor**  
**Approximate Floor Area**  
**478 sq.ft.**  
**(44.4 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## FEATURES

- Modern Extended Five Bedroom Home
- Three En-suites & Family Bathroom
- Four Reception Rooms
- Fantastic Open Plan Kitchen
- Underfloor Heating to Ground Floor
- Quite Cul de Sac Location
- Beautifully Presented Throughout
- In & Out Driveway
- Southerly Facing Garden

**SIZE** Total - 3,195 sq ft

**TENURE** Freehold

## SOLIHULL METROPOLITAN BOROUGH COUNCIL - F 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	11 Mbps	1 Mbps
Superfast	46 Mbps	8 Mbps
Ultrafast	1000 Mbps	100 Mbps

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

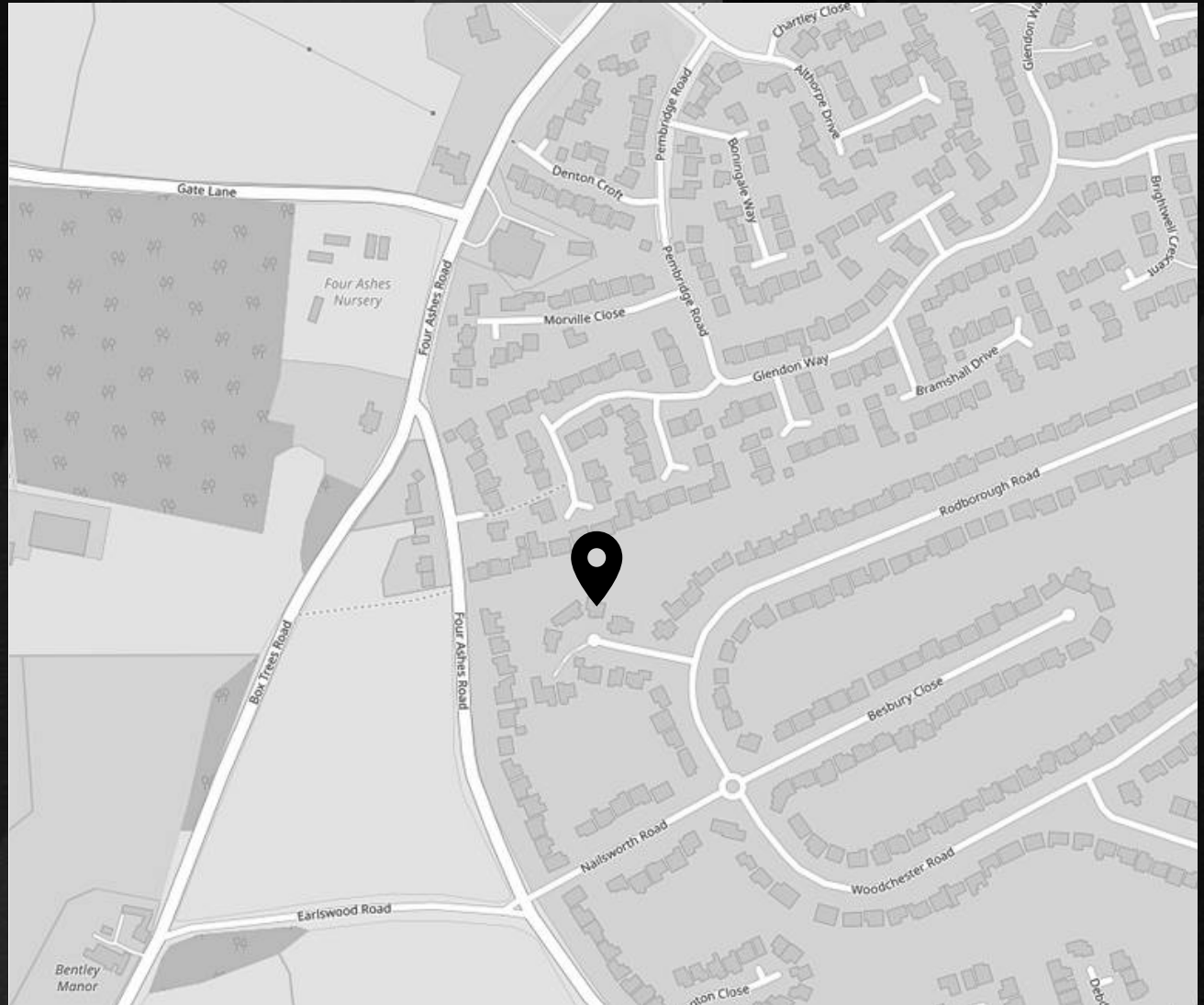
## VIEWING

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

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