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YOUR PREMIUM AGENT

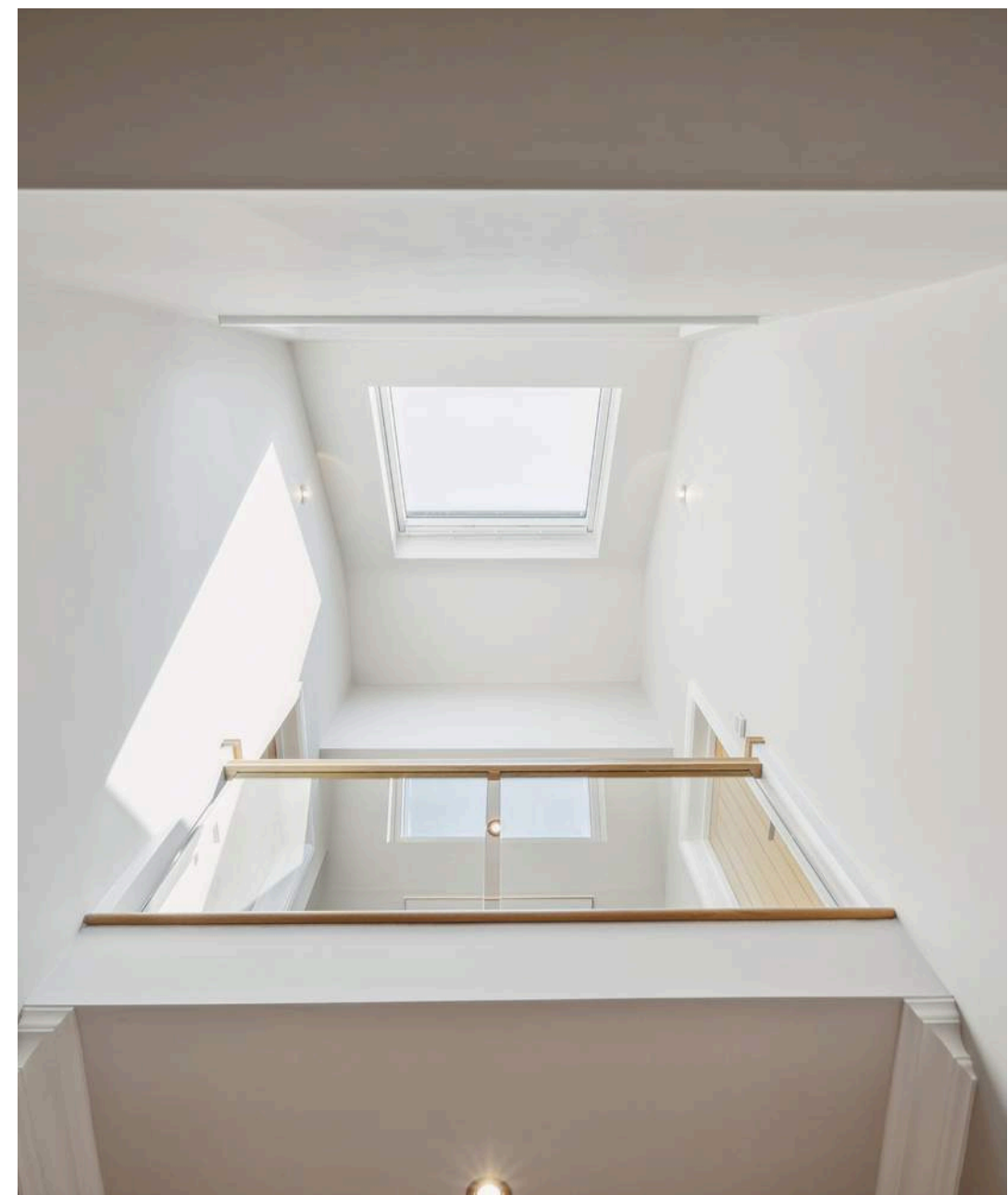
**68 EARLSWOOD ROAD
DORRIDGE
B93 8RH**

The epitome of modern luxury with this brand-new 5-bedroom detached home, where every detail has been meticulously designed to create a haven of comfort and style. The impressive facade is complemented by a meticulously tarmacked driveway, elegantly edged with block paving, setting the tone for the quality that lies within.

68 EARLSWOOD ROAD

This property seamlessly combines sophisticated interiors with thoughtful and practical exterior design, with every detail meticulously planned. With its' light and airy feel this property offers a turn key solution for any large family wanting to locate or upsize to the Dorridge area. With its five beautiful double bedrooms, luxury bathrooms and fantastic open plan kitchen diner, the design perfectly meets modern family living requirements.







Upon entering, you are welcomed by a grand entrance hallway, bathed in natural light from a double-height roof and strategically positioned Velux window. To the right, a spacious lounge awaits, featuring a striking feature brick fireplace and a cosy log burner—an inviting space to unwind and entertain. Whilst the bay window offers charming views to the front.

Adjacent to the lounge, a conveniently placed home office, perfect for those seeking a quiet and productive work environment, could equally work perfectly as a child’s playroom or teenage retreat.

The hallway is thoughtfully completed with a downstairs WC and cloakroom, ensuring practicality for everyday living.



Double doors at the end of the hallway unveil the heart of the home—a generously proportioned kitchen/dining/family room. The high-spec fitted kitchen is a culinary masterpiece, boasting Siemens ovens, a Quooker tap, wine fridge, a full-height fridge and freezer, and an induction hob with a built-in extractor, custom fitted Reflections in Dorridge.

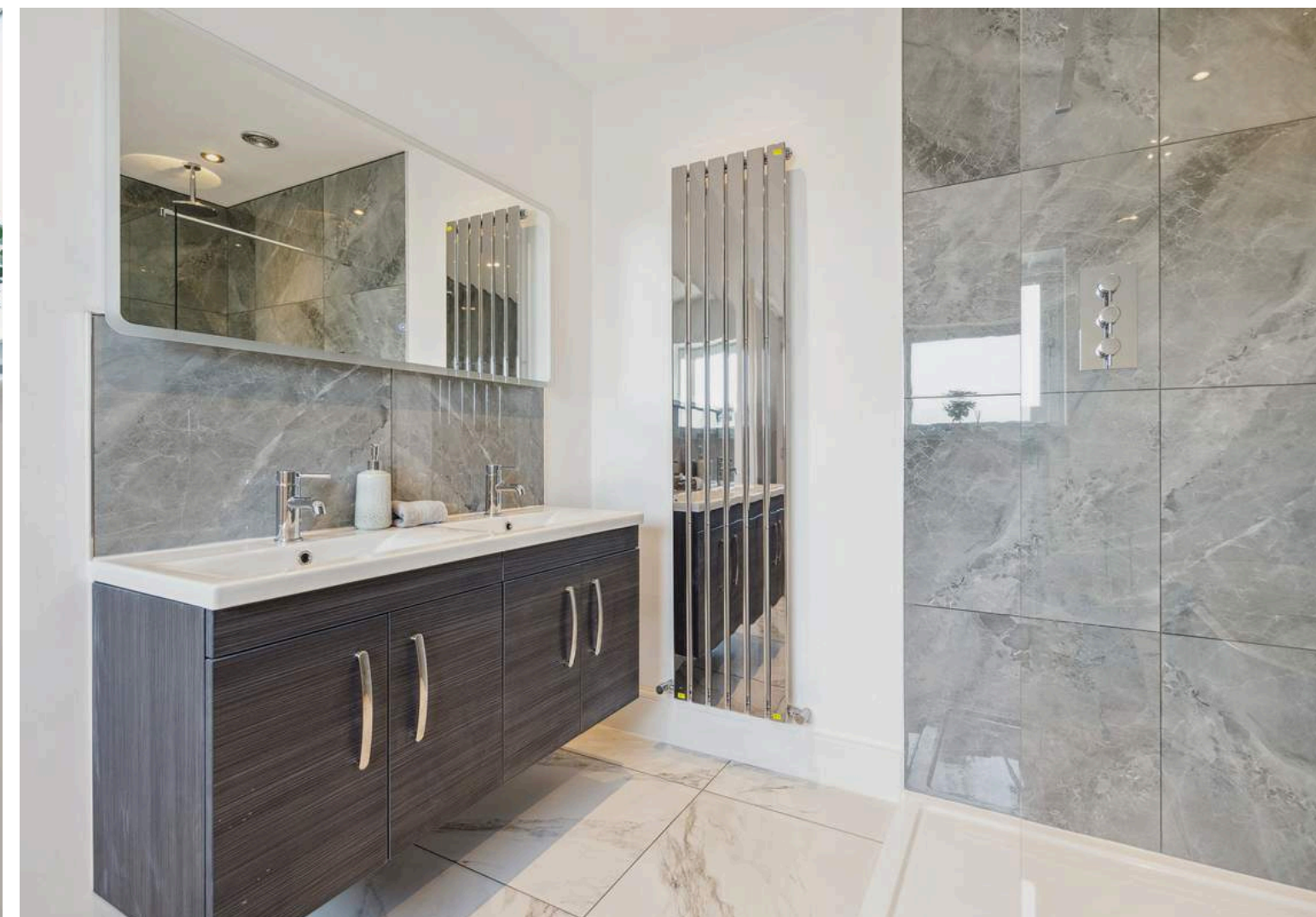
A large kitchen island with a breakfast bar adds both functionality and a touch of sophistication. A separate utility room, featuring a secondary gas hob (perfect as a spice kitchen), offers additional practicality with space for a washing machine and tumble dryer, while providing direct access to the double garage and a large boiler cupboard.





Moving upstairs a bright and airy landing leads to the principal suite situated at the front of the property. Enjoy captivating views of the fields opposite from the comfort of this suite, which includes a large dressing room and an en-suite adorned with Porcelanosa tiles, a double walk-in shower, his and hers sinks, WC, and a freestanding bath.

Bedroom two also boasts its own en-suite with Porcelanosa tiling, then the remaining three double bedrooms, located at the rear of the house, share a stylish family bathroom with a double walk-in shower, sink, and WC.



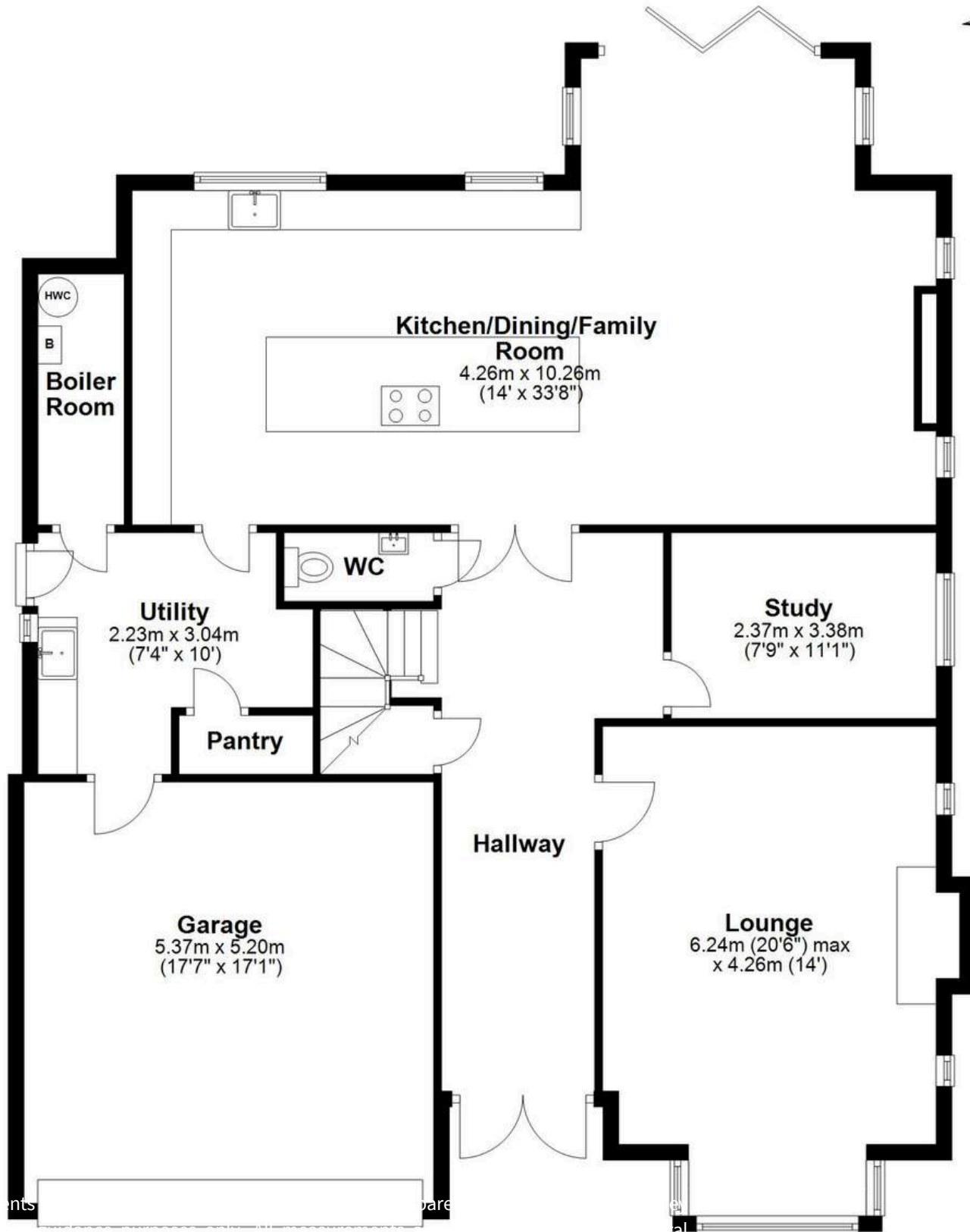




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	76 → 82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

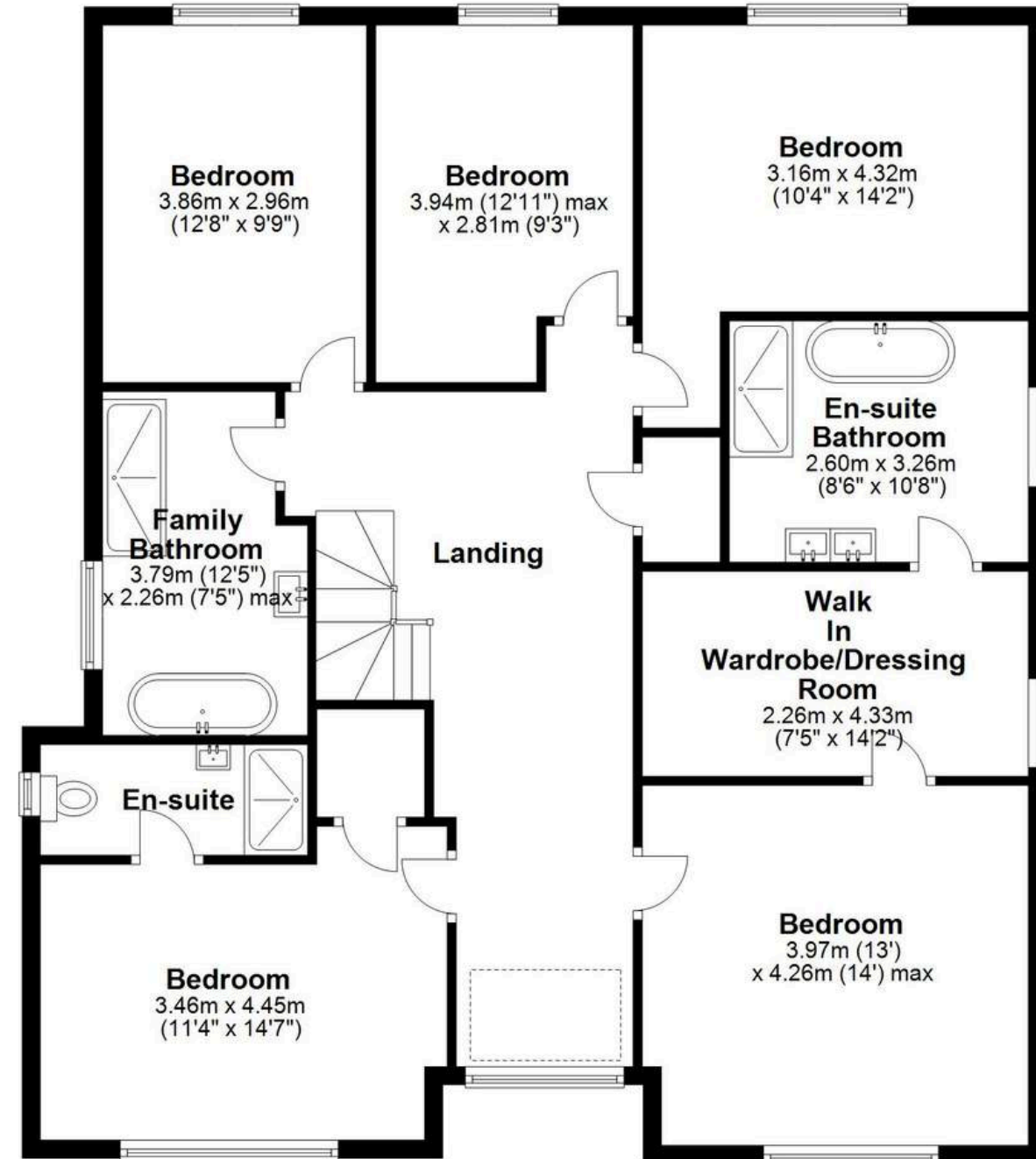
Ground Floor

Main area: approx. 120.3 sq. metres (1295.1 sq. feet)
Plus garages, approx. 27.9 sq. metres (300.6 sq. feet)



First Floor

Approx. 126.6 sq. metres (1362.7 sq. feet)



Main area: Approx. 246.9 sq. metres (2657.8 sq. feet)

Plus garages, approx. 27.9 sq. metres (300.6 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

- PCC Warranty
- Five Double Bedrooms Two with En-suite
- Underfloor Heating to Ground Floor
- High Spec Kitchen from Reflections (Dorridge)
- Porcelanosa Tiling Throughout
- Walking Distance to Dorridge Village Centre
- No Upward Chain
- Integral Garage

SIZE

Total - 2,958.4 sq

TENURE

ft
Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL - TBC

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	9 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	330 Mbps	1,000 Mbps

Network in the area: OpenReach, Virgin Media & CityFibre

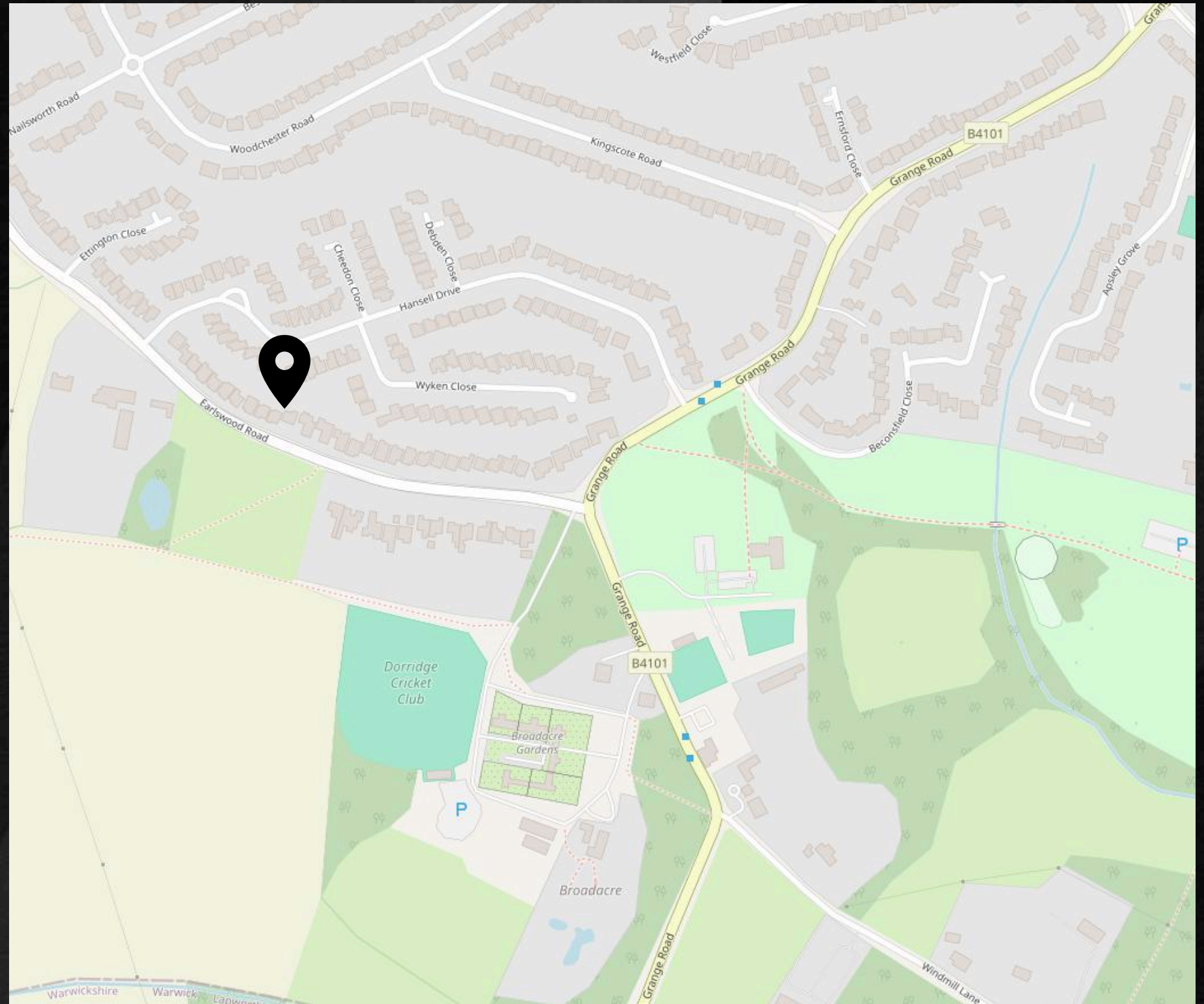
VIEWING

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 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

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.

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

www.dmandcohomes.co.uk

premium@dmandcohomes.co.uk