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YOUR PREMIUM AGENT

**WYRLEY LODGE  
380 STATION ROAD  
DORRIDGE  
B93 8ES**

A rare opportunity to acquire a delightful five-bedroom detached Edwardian home in Dorridge. Featuring three reception rooms, wonderful period details, and a beautiful west-facing garden with a tennis court, this spacious property offers exceptional family living close to local amenities.

# WYRLEY LODGE

This charming five-bedroom detached Edwardian family home offers an exceptional living experience, set within easy reach of Dorridge village and station. Spanning three floors, it retains many original features, including stunning fireplaces, stained glass windows, and decorative arches, all adding to the property's timeless appeal. The ground floor hosts three reception rooms, each exuding character, complemented by a well-appointed kitchen, a bright sunroom, and access to the cellar. The first and second floors provide generous accommodation with five double bedrooms, including a principal suite with garden views and an ensuite bathroom. The additional loft space offers future potential for conversion into an office or an extra bathroom. Outside, a large west-facing garden provides ample space for family enjoyment, complete with a tennis court, greenhouse, and garden shed.





Entering through the grand hallway, you'll immediately notice the home's period charm, with high ceilings, intricate decorative arches, and a character staircase. The ground floor offers a versatile layout with three distinct reception rooms. The lounge, framed by a striking archway and a large bay window, invites natural light and garden views, creating a perfect space for relaxation. The dining room offers ample space for family gatherings, while the cosy breakfast room provides a more intimate setting. At the rear, the kitchen overlooks the expansive garden and is fitted with practical and stylish amenities. The sunroom adds a peaceful spot to enjoy the garden's beauty throughout the seasons. Additionally, the property benefits from a large utility room with direct access to the garage, a guest cloakroom, and a cellar for storage.







The first floor boasts three well-proportioned double bedrooms, each with its own charm. The principal bedroom, positioned at the rear, offers tranquil views over the garden and features a large ensuite bathroom for added privacy. The remaining two bedrooms on this level share a well-appointed family bathroom.

On the second floor, two additional double bedrooms provide flexibility for family or guests. A spacious loft store room on this level offers potential for conversion, whether it be into a second bathroom or a private office space, adding to the property's versatility.







The west-facing rear garden is a true sanctuary for family living. Mainly laid to lawn with well-maintained formal borders, shrubs, and mature trees, it provides ample outdoor space for relaxation and play. The standout feature is the full-sized all-weather tennis court, sure to be a hit with family members of all ages. A garden shed and greenhouse offer practical storage and cultivation opportunities for those with green fingers. The property also benefits from a garage, accessible from the utility room, adding convenience and additional storage space.

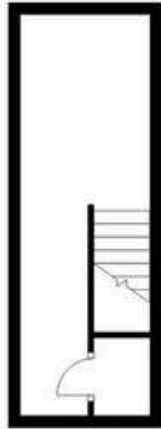




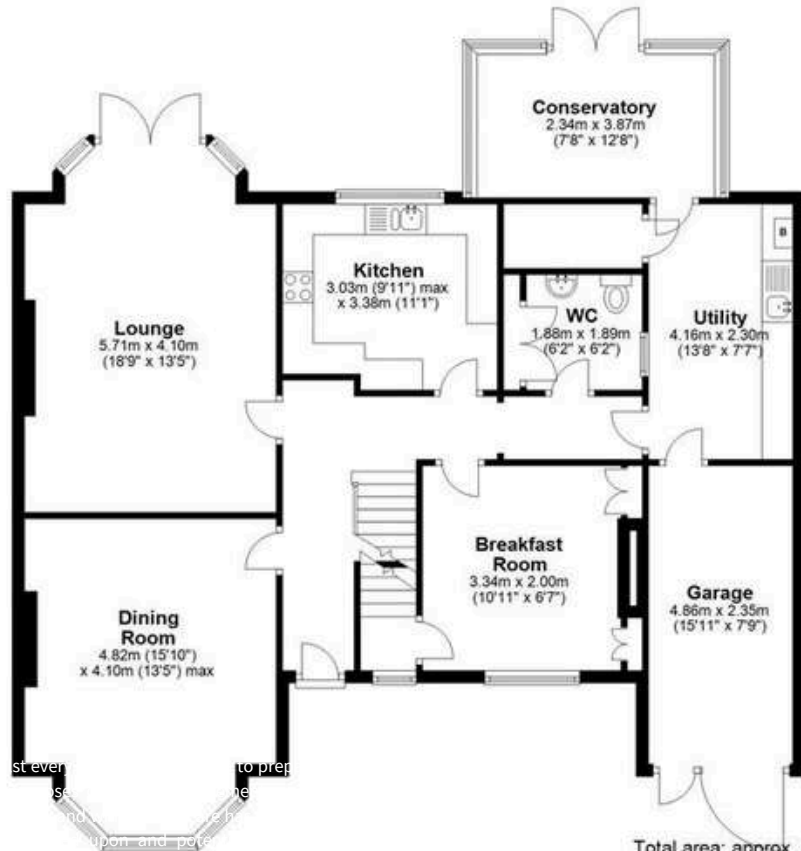


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Wine Cellar**  
Approx. 13.7 sq. metres (147.7 sq. feet)



**Ground Floor**  
Approx. 118.5 sq. metres (1275.6 sq. feet)

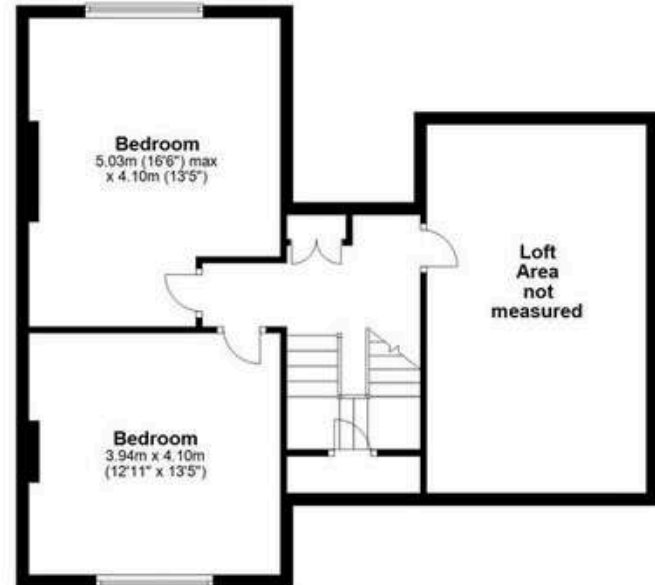


Total area: approx. 257.7 sq. metres (2773.5 sq. feet)

**First Floor**  
Approx. 77.9 sq. metres (838.8 sq. feet)



**Second Floor**  
Approx. 47.5 sq. metres (511.4 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.

## FEATURES

- Five Bedroom Edwardian Home
- Retained Original Period Features
- Three Versatile Reception Rooms
- Large West Facing Garden
- Full-sized all-weather tennis court
- Principal Bedroom with En-Suite
- Loft with Conversion Potential
- 10 Minutes Walk to Dorridge Train Station

**SIZE** Total - 2,773 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	18 Mbps	1 Mbps
Superfast	152 Mbps	20 Mbps
Ultrafast	1,000 Mbps	1,000 Mbps

**Network in the area:** BT, Sky, Virgin Media

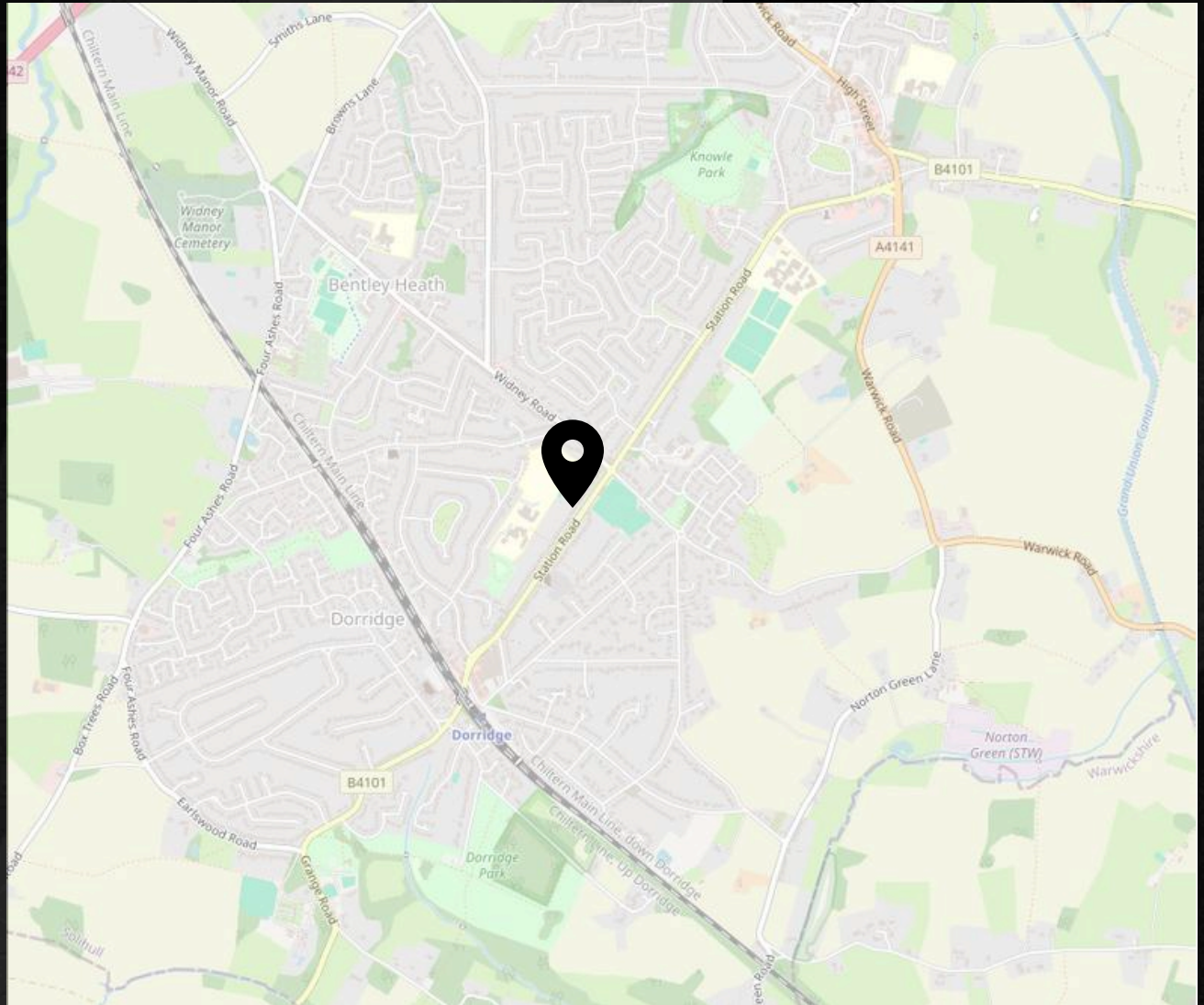
## VIEWING

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 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

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.

*DM&Co.*

**YOUR PREMIUM AGENT**

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

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