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YOUR PREMIUM AGENT

**21 TEMPLE ROAD
DORRIDGE
B93 8LE**

Nestled within a generous plot of over half an acre, this traditional 1930s four-bedroom home exudes a blend of timeless charm and modern family functionality. Temple Road is a private road set within the prestigious Golden Triangle, offering a peaceful retreat while still providing easy access to local amenities.

21 TEMPLE ROAD

This remarkable 1930s four-bedroom family home is set within beautifully landscaped grounds, offering over half an acre of space. Located on one of Dorridge's most sought-after roads, this property balances privacy with accessibility to everything the local area has to offer. From the welcoming entrance hall to the spacious kitchen diner and stunning rear garden, every part of this home has been designed with family living in mind. Having been in the same family for over 50 years, it offers a rare opportunity to create your own chapter in a much-loved home. Featuring a versatile layout, the property provides ample space for entertaining and opportunities for both relaxation and productivity. The generous proportions of the rooms, particularly the south facing bedrooms, contribute to a sense of space and comfort throughout, making this home ideal for modern family life.







As you step into the porch, the large airy entrance hall sets the tone for the rest of the home. The wood flooring underfoot adds warmth and character, and the central staircase provides a striking feature as it rises to the first floor.

Off the hallway, a convenient downstairs cloakroom is perfect for guests and everyday use. The heart of the home is the expansive open-plan kitchen diner and family room, designed to cater to both daily living and larger gatherings. Dual-aspect windows ensure that the space is flooded with natural light throughout the day. The kitchen is a cook's dream, featuring a central island with marbled granite countertops and painted oak cabinets offering ample storage. The adjoining snug is the ideal spot for unwinding, while the kitchen also opens up to the utility room, which has direct access to the double tandem garage. Here, you'll find the added bonus of a workshop or studio space, perfect for hobbies or projects.

The sitting room is another highlight, with French doors opening out to the spectacular south-facing garden, providing an idyllic setting for family time and relaxation. For more formal occasions, the large dining room offers plenty of space for gatherings, with ample room to entertain in style.













The galleried landing creates an airy and welcoming feel on the first floor, offering enough space to create a quiet nook for reading or a desk for studying. Originally designed with five bedrooms, this floor has been transformed into four generously proportioned double bedrooms. The principal bedroom is located at the rear of the property, providing sweeping views over the beautifully landscaped garden. The addition of a walk-in wardrobe and a modern en-suite shower room gives this room a real sense of luxury and privacy.

The three additional double bedrooms are spacious and homely, and all benefit from being to the rear of the property so enjoy gorgeous views over the charming garden. Each offers ample room for furniture and personal touches. A generous family bathroom, serves these bedrooms.

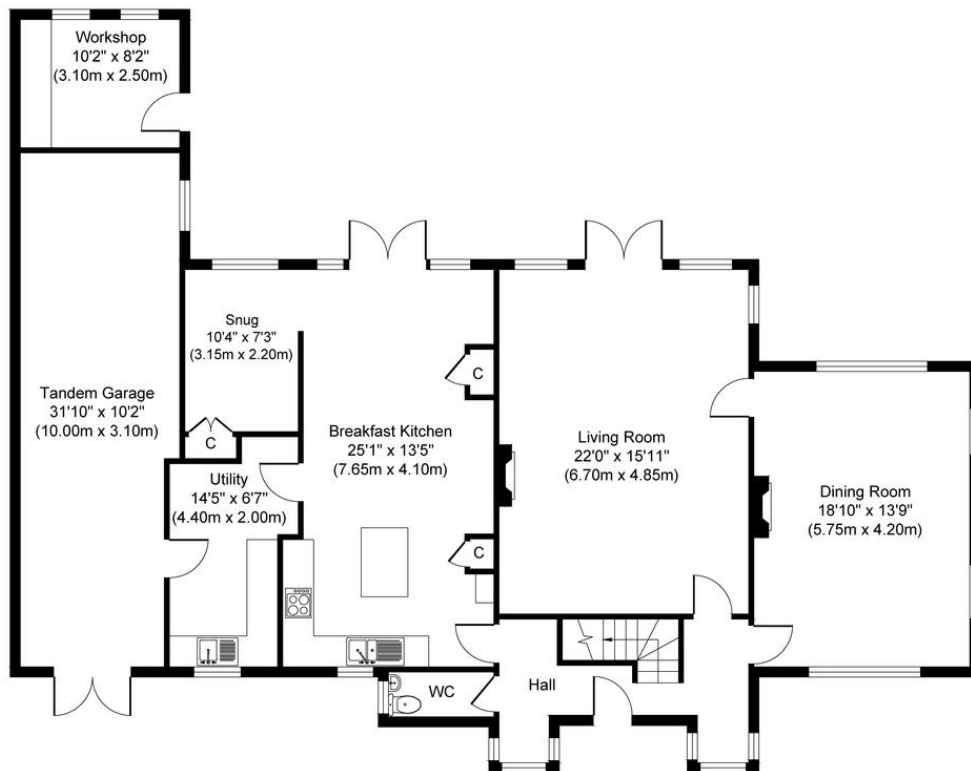




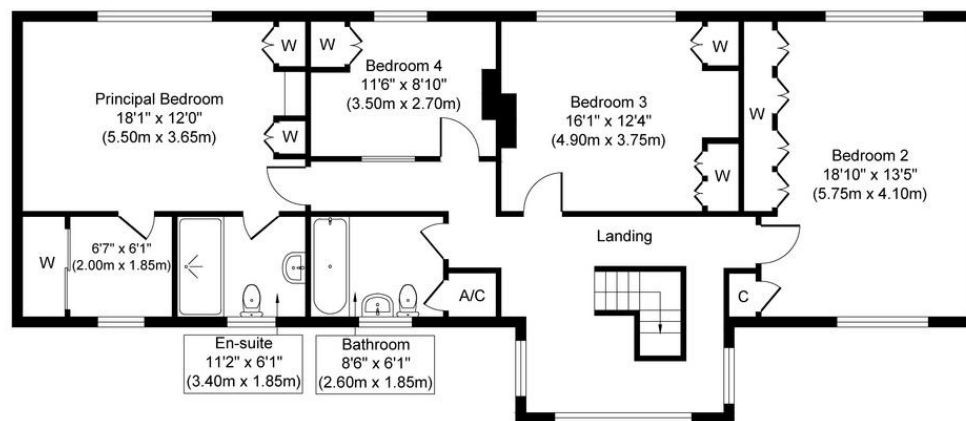




The south-facing rear garden is a true highlight, offering a vast space for outdoor activities, gardening, or simply relaxing. The patio area provides a perfect setting for outdoor dining, while the expansive lawn stretches out with plenty of room for children to play or for those with green fingers to create their own garden paradise. Mature trees and flowering borders line the edges, adding both privacy and a sense of serenity. The garden flows seamlessly into the house, with French doors opening from both the kitchen and sitting room, allowing for a true indoor-outdoor lifestyle. To the front of the property, a well-established bed of rhododendron bushes offers natural screening, providing an element of privacy from the road. The expansive in-and-out driveway accommodates multiple vehicles, making parking convenient for a large family or guests.



Ground Floor
Approximate Floor Area
1697 sq. ft
(157.68 sq. m)



First Floor
Approximate Floor Area
1219 sq. ft
(113.26 sq. m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows 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

- Traditional 1930s Four Bedroom Family Home
- Located on an Exclusive Private Road
- Over Half an Acre Plot
- Spacious Open-Plan Kitchen Diner and Family Room
- Modern Kitchen with Marbled Granite Worktop
- Large Utility Room with direct access to Tandem Garage
- Beautifully Landscaped South Facing Garden
- Principal bedroom with walk-in wardrobe & En-Suite
- 10 Minute Walk to Dorridge Train Station
- Potential of NO Upward Chain

SIZE Total - 2,916 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	16 Mbps	1 Mbps
Superfast	66 Mbps	14 Mbps

Network in the area: OpenReach

MOBILE

Network in the area: EE

PARKING

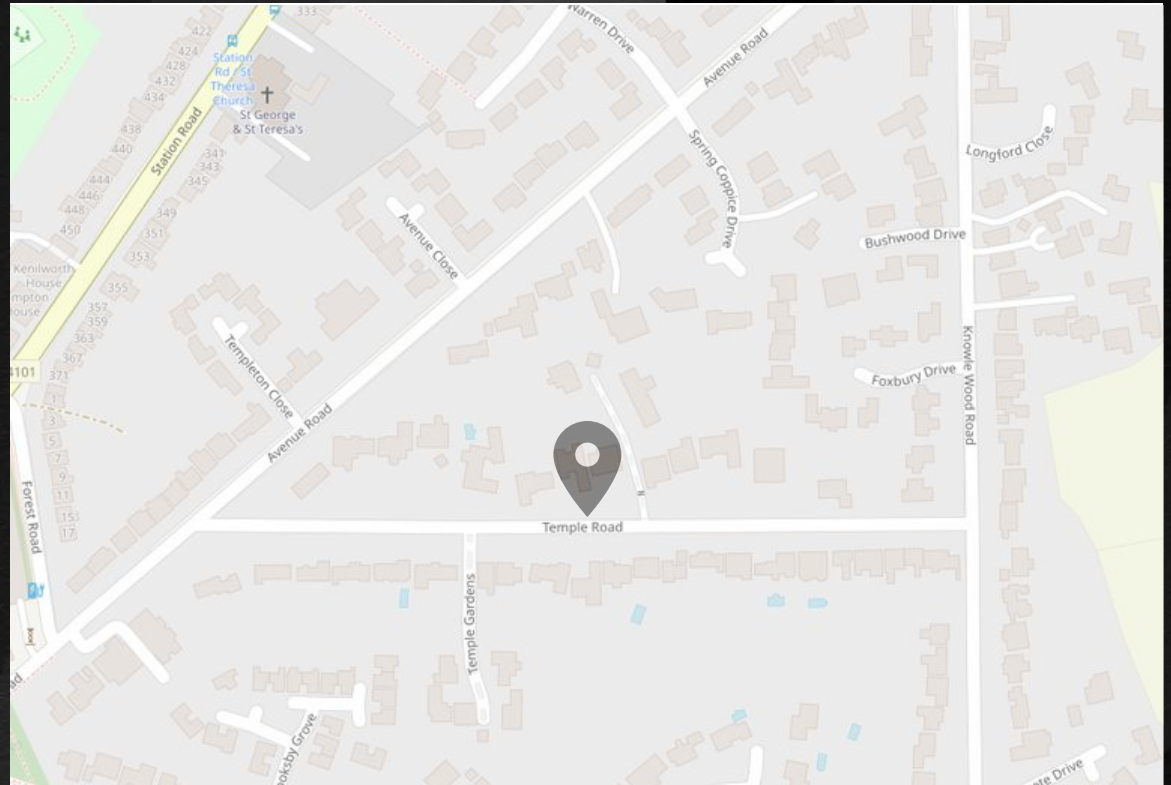
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

The property is located in a highly desirable area, within easy reach of local amenities, top-rated schools, and transport links. Dorridge village itself is known for its welcoming atmosphere and provides a variety of shops, restaurants, and green spaces for families to enjoy.

The train station is a few minutes away offering excellent transport connections to both Birmingham and London, the location is perfect for those who appreciate suburban tranquillity yet need access to the city for work or leisure.

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.

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

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