



DM&Co.
YOUR PREMIUM AGENT

**1 DARLEY GREEN ROAD
KNOWLE
B93 8PP**

An exceptional, contemporary new build property constructed by Damson Homes. Just a short walk from Dorridge village centre, this four bedroom home offers exceptional family space in a highly desirable location.

1 DARLEY GREEN ROAD

From the main entrance hall, you are naturally drawn to the impressive open plan kitchen/dining/family room which boasts a range of NEFF appliances, granite worktops, larder cupboard, breakfast bar area and utility room with access to the side of the property. Bi-fold doors open onto the rear patio, allowing one to enjoy the lawned garden.

A stunning bespoke Oak staircase takes you to the first floor with four fabulous bedrooms, two enjoying their own en-suite bathrooms. The show stopper however is the exceptional principal bedroom with luxury en-suite bathroom and stunning cathedral style window offering views to the rear.







Reception Halls & Landings

- Attractive door number or house name plate
- Welcoming Porcelain tiled floor
- Dordogne Oak doors
- Contrasting 7" light skirting
- Hand-picked fittings
- LED down-lighters
- Security system
- Power points – brushed steel

Kitchen & Utility

- Contemporary, soft-close kitchen units
- Feature Granite or Quartz worktops
- Fully Integrated Neff appliances including fridge, freezer, dishwasher, electric induction hob, washer/ dryer, electric oven, and feature extractor
- Complementary under-unit and kickboard LED lighting
- Dordogne Oak doors
- LED down-lighting
- Boosted TV, satellite and radio points
- Designer, space-saving radiator
- Feature tiled flooring & Underfloor Heating









Living Rooms and Bedrooms

- TV & radio entertainment unit supplying amplified signal to all main reception rooms and bedrooms
- SKY ready, with pre-installed dish and Widescreen TV ready wall trusses
- BT ready telephone points
- Dordogne Oak doors and contrasting skirting
- High quality carpet
- Accent lighting
- Fitted Bedroom furniture and wardrobes
- Underfloor Heating to living room

Bathrooms, En-Suites and Cloakrooms

- High-quality sanitary wear with vanity style sink unit
- Hand-picked, ceramic feature wall tiles with complimentary natural stone borders
- Designer mixer taps
- Oversized, monsoon style shower / shower over baths.
- Feature ceramic tiled flooring
- Centrally heated, designer chrome/ grey towel-rail
- obscure glazed windows
- LED down-lighters
- Extractor fan with external venting

Outside

- Hard & soft landscaping designed by landscape architects.
- Block paved driveways
- Landscaped gardens
- Block-paved patio area with lighting

Garage

- Tiled garage floor
- Plastered
- Soft closed garage door



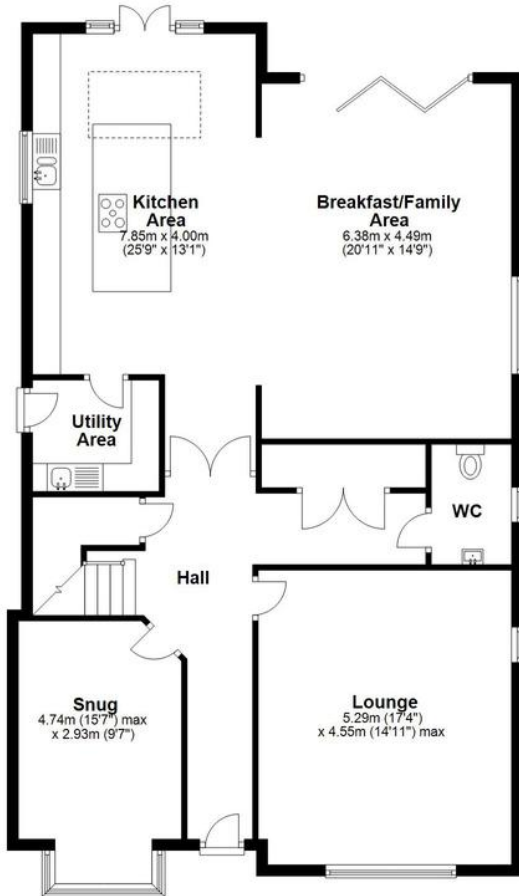
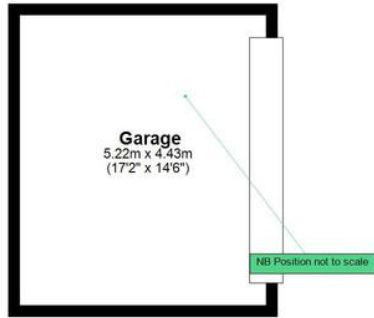


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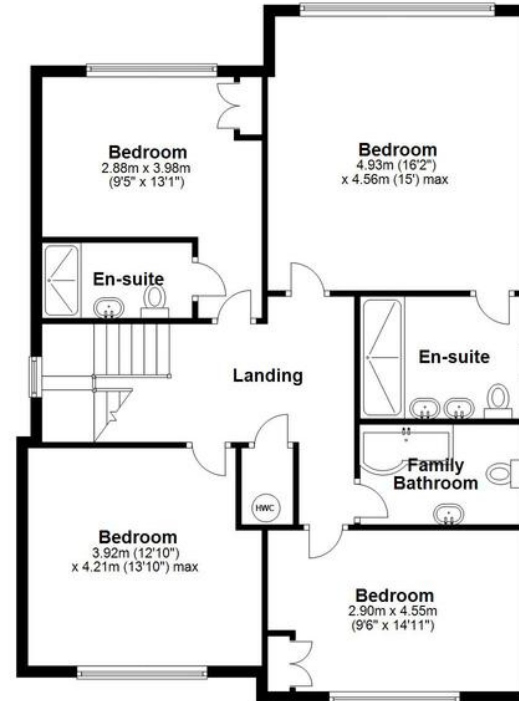
Outside, the driveway offers parking for three cars whilst giving access to the double garage which is located to the rear of the property. To the rear the garden is mainly laid-to lawn with a large patio area, making this the perfect space to sit and relax.



Ground Floor
 Main area: approx. 124.7 sq. metres (1342.1 sq. feet)
 Plus garage: approx. 23.1 sq. metres (248.9 sq. feet)



First Floor
 Approx. 99.0 sq. metres (1065.7 sq. feet)



Main area: Approx. 223.7 sq. metres (2407.8 sq. feet)
 Plus garages, approx. 23.1 sq. metres (248.9 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 PlanIt.

FEATURES

- Exclusive Four Bedroom Detached Residence
- Two Bedrooms With En-Suites
- CAT 6 Technology Throughout
- Stunning Open Plan Kitchen/Diner
- High Specification Throughout
- Solar Panels
- Air Source Heat Pump
- Close to Dorridge Village Centre
- 10 Year Warranty

SIZE Total - 2,407.8 sq ft

TENURE Freehold

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Solihull Metropolitan Borough Council: G

BROADBAND

Type	Max download speed	Max upload speed
Standard	14 Mbps	1 Mbps
Superfast	1,000 Mbps	1,000 Mbps

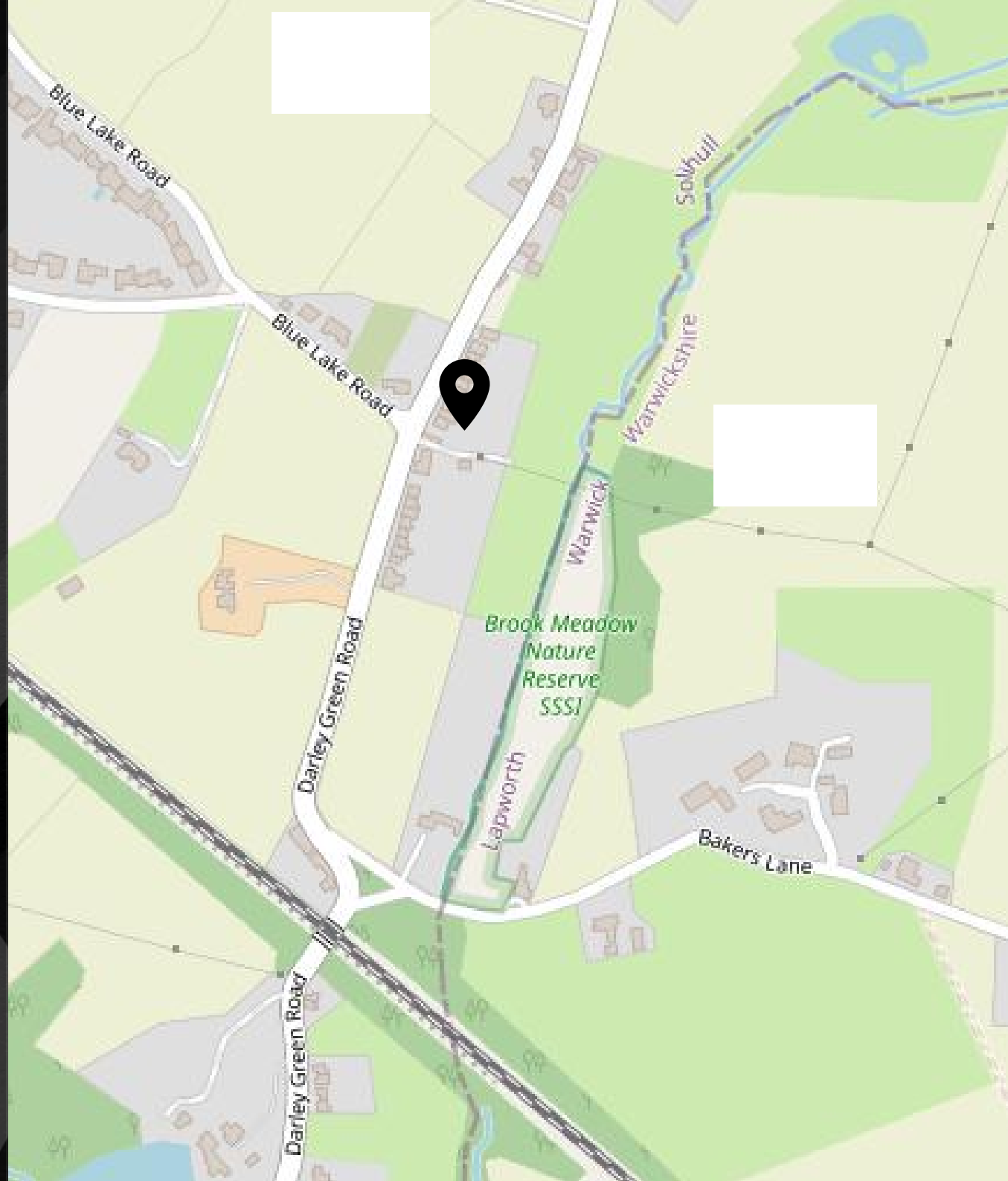
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777 314 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 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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