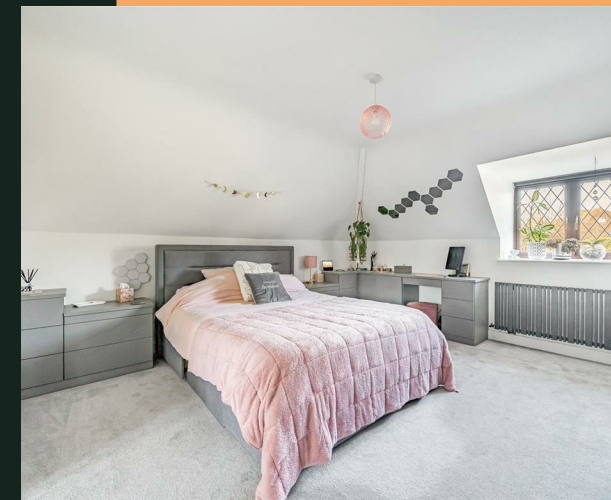


# Grange Road, B93



PROPERTY ADDRESS  
41 Grange Road  
Dorridge  
B93 8QS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	73	81



- Large dormer bungalow in the heart of Dorridge
- Nearly 3500 sqft of accommodation
- Spacious corner plot with south facing garden
- Six double bedrooms and five bathrooms
- Walking distance to Dorridge Station and local schools

Nestled in a prime central location in Dorridge, the property is in close proximity to shops, cafes and local schools - Arden Academy and Dorridge Primary are within walking distance. Commuters will enjoy direct access to both Birmingham and London from Dorridge Station, which is just a two minute walk away.

Entrance Hall (6.32 x 2.87) – spacious and welcoming entrance hall leading to:

Utility (4.06 x 2.21) – large utility room with electricity, plumbing for a washing machine, space for a tumble dryer and door to the side passage and rear garden. This room offers purchasers the potential to create a 'boot room' - perfect after a muddy dog walk or kids sport. There is also scope to open this space up to form part of the kitchen.

Cloakroom – providing useful additional storage space and WC, this has been beautifully finished with designer floor tiles and half height 'metro-style' wall tiles and decorated in a contemporary dark blue.

Kitchen (4.98 x 4.34) – the owners have done a fantastic job of refurbishing this property throughout but the kitchen is still a blank canvas for new owners to make their own. It is a large, bright space with significant potential and there is the opportunity to remove the wall between the kitchen and dining room to create a stunning open plan kitchen/diner (subject to the necessary consents).

Dining Room (5.97 x 3.33) – light and airy dining room with feature coving, dado rail and grey herringbone-style flooring.

Reception Room (5.99 x 4.47) – accessed via double doors off the hall, this elegant living room has been immaculately finished with oak flooring, vertical column radiators and sliding doors out onto the south-facing rear garden.

Study (3.10 x 2.90) – with oak flooring and neutral décor, this room would make the perfect home office.

Snug (3.53 x 3.12) – a second living room, currently used as a music room.

Master Bedroom (4.29 x 4.17) – impressive master bedroom with luxurious, deep pile grey carpet, full height, bespoke fitted wardrobes and incredible ensuite.

En-Suite - designer suite with free-standing bath, walk in shower, rain water shower head, toilet, 'his and hers' sinks with backlit mirrors above and vanity units below and full height tiling with matching floor tiles.

Bedroom Two (3.84 x 3.23) – well proportioned double bedroom to the front of the property with grey carpet and ensuite with toilet, walk in shower cubicle and sink with mirror above and vanity unit below.

Bedroom Three (5.61 x 3.84) – another huge double bedroom, also at the front of the property, with grey carpet and useful storage alcove.

Bedroom Four (3.94 x 2.64) – a fourth double bedroom to the rear of the property with built in wardrobe.

Bedroom Five (5.99 x 4.47) – located on ground floor to the rear of the property, this spacious double bedroom would work well as a guest bedroom, as it also benefits from an ensuite with toilet, walk in shower cubicle and sink with mirror above and vanity unit below.

Bedroom Six (4.11 x 3.86) – also located on the ground floor but at the front of the property this sixth double bedroom with integrated wardrobe also has an ensuite.

Bathroom – thoughtfully designed and well finished, this family bathroom boasts a walk in shower as well as a separate bath and dual sinks with vanity units below which the beautiful wall tiles

Garage (5.03 x 4.06) – providing useful storage space which also offers purchasers the chance to extend the ground floor accommodation further, subject to the necessary consents.

Cupboard (2.36 x 2.03) – located off the landing, proving additional storage.

External – located on a large corner plot in the heart of Dorridge with driveway parking for multiple cars and large, south facing rear garden with wrap-around patio.

Conveniently located near Dorridge village centre, the property is close to amenities such as Sainsbury's Supermarket, The Forest Hotel, and independent shops. Dorridge offers a community feel, with historic



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landmarks like Packwood House and Baddesley Clinton nearby. Solihull Town Centre is 3 miles away, and Henley in Arden and Stratford upon Avon are easily accessible. Excellent transport links include a 5-minute walk to the station with direct trains to Birmingham and London, as well as easy access to the M42.

Council Tax Band - G