

Grange Road, B93



PROPERTY ADDRESS
65A Grange Road
Dorridge
B93 8QS

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Nestled in a prime central location in Dorridge, the property is in close proximity to shops, cafes and the excellent 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 five minute walk away.

Entrance Hall - welcoming entrance with terracotta-style tiled floor and useful 'walk-in' under-stair coats and storage cupboard.

First Reception Room - bright and airy reception room to the front of the property with floor to ceiling windows, log burner style gas fire and folding doors onto the hall. This room would make an excellent separate TV room or games room.

Second Reception Room - spacious living room on two levels with deep pile carpet, gas fire with marble fire place, feature pendant lighting and double sliding doors with shutters to the conservatory.

Conservatory - large garden room with tiled floor to match the hallway and heating - the perfect space to enjoy the beautiful garden whilst you're in there.

Kitchen/diner - oak effect wall and base units with chrome handles and a sparkle white quartz worktop with half bowl Franke sink, 'insinkerator' waste disposal and extractor fan above. This kitchen has been cleverly designed for practicality and to maximise the space available - there is a bespoke island with all-round breakfast bar and Bosch gas hob with five burners. There is oak effect Karndean flooring, recessed LED spot lights and a range of integrated Bosch appliances, including: dishwasher, oven and grill.

This space also benefits from ample room for a large, extending 8 seater dining table and separate seating area with Velux windows and blinds and there are sliding doors onto the south-facing patio and rear garden beyond. There is significant scope for combining with the conservatory to reconfigure this area of the house to form a large open plan family kitchen, subject to the necessary consents.

Utility including toilet - very useful utility room with oak effect matching Karndean flooring and additional matching quartz worktop space, kitchen units and vanity unit. The back door is here - making it an ideal 'boot room' after a muddy dog walk or kids' sport.

Master Bedroom - dual aspect master bedroom to the front of the property with laminate flooring and ensuite, lit by LED lighting and ten arm light fitting.

En-Suite - with walk in shower, toilet, vanity unit, vertical chrome radiator, LED lit cabinet and full height tiling.

Bedroom Two - well proportioned double bedroom to the rear of the property with carpet and another useful vanity unit with LED cupboard.

Bedroom Three - a third double bedroom overlooking the rear of the property.

Bedroom Four - double bedroom to the front of the property.

Bedroom Five - a double room, currently used as a home office.

Bathroom - thoughtfully designed and well finished, this large family bathroom boasts tiled floor, inlaid sink with built in vanity unit storage, worksurface across the room, LED lit cabinet, vertical chrome radiator, toilet, full height tiling and new rainfall shower over bath.

This property also benefits from a half landing with expansive top landing and beautiful stained glass window.

The loft is part boarded with lights and power.

The property has a full alarm system including daytime and night-time driveway alarm.

External - located on a large plot in the heart of Dorridge with driveway parking for multiple cars and large, south facing rear garden with raised patio areas, potting shed and second seating area that makes the ideal spot for a morning coffee.

The garden has been lovingly maintained and the mature borders and shrubbery ensure this is a hugely private space. There is also a hazelnut and an apple trees - lovely blossom in spring and delicious cooking apples in autumn!



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Garage - is a wide space providing secure parking for a vehicle and useful storage space with cupboards and shelving. The garage houses the yearly serviced boiler and benefits from remotely operated electric up and over door and RCD protector unit.

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 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/M40.