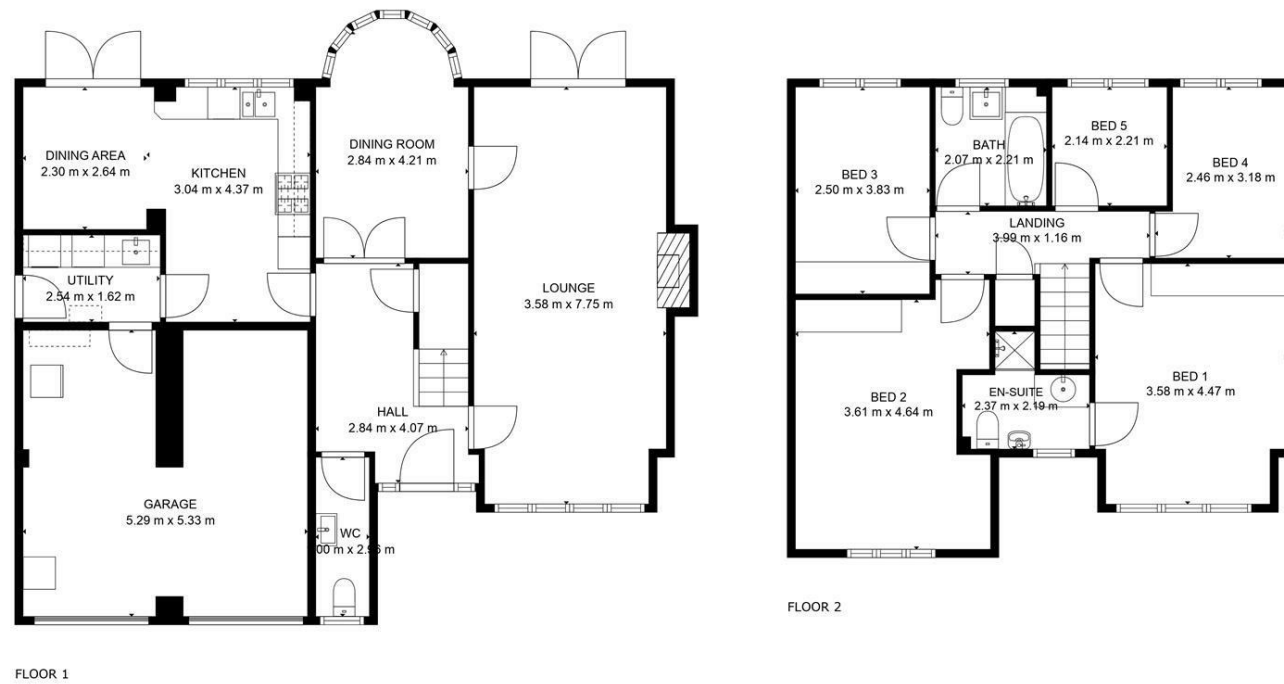
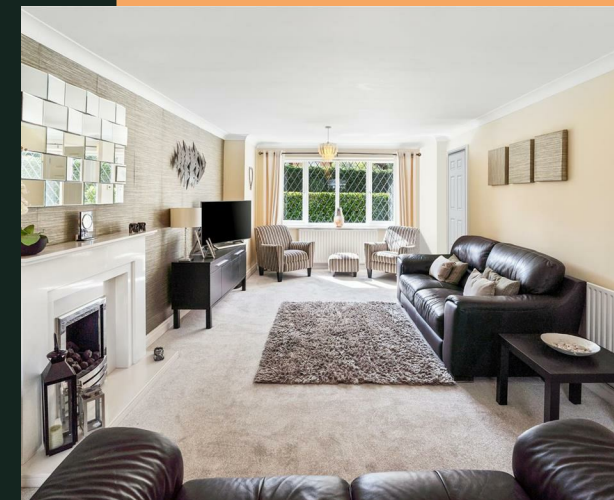


# Pembridge Road, B93



**TOTAL: 174 m<sup>2</sup>**  
 FLOOR 1: 106 m<sup>2</sup>, FLOOR 2: 68 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 0 m<sup>2</sup>, LOW CEILING: 4 m<sup>2</sup>



PROPERTY ADDRESS  
 17 Pembridge Road  
 Dorridge  
 B93 8SA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	81
(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	

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- Five bedroom detached family home in Dorridge
- Corner plot with 'wrap around' rear garden
- Scope to extend, subject to planning
- Double garage and large driveway
- Walking distance to Dorridge Station

Ideally located in the highly desirable village of Dorridge, just a short walk from local amenities, including Dorridge Station with direct lines to both Birmingham and London.

The property is within the catchment area for a number of the areas excellent schools including Arden Academy and benefits from gas central heating, double glazing and a large, private, beautifully kept 'wrap around' rear garden. There is significant scope to extend the property to utilise the full width of the plot, subject to the necessary consents

The property briefly comprises:

Welcoming entrance hallway with oak effect laminate flooring, WC and useful under stairs storage cupboard.

Lounge (7.75 x 3.56) – light and spacious dual aspect living area with deep pile carpet, feature fireplace with gas fire and patio doors leading to the patio and rear garden beyond.

Dining Room (4.21 x 2.84) – a second carpeted reception room with stunning curved bay window overlooking the garden. This versatile space would work equally well as a dining room, snug or large home office.

Kitchen (3.04 x 4.37) – contemporary kitchen with off white wall and base units, marble effect worktop, tiled splash back, tiled flooring and a range of integrated appliances including: Neff oven/grill, gas hob and extractor fan and a Bosch dishwasher.

Utility Room (1.62 x 2.54) – with fitted wall and base units, sink, plumbing and electric for large freestanding appliances, thermostat, loft access and doors leading to both the double garage and rear garden.

First floor landing with useful airing/storage cupboard and access to the loft.

Bedroom One (4.47 x 3.58) – large master bedroom to the front of the property with deep pile carpet, full height fitted wardrobe with sliding mirrored doors and ensuite.

Ensuite (2.19 x 2.37) – white suite with walk in shower cubicle, WC, wash basin with vanity unit, bidet, heated towel rail and tiled floor.

Bedroom Two (4.64 x 3.61) – large double bedroom with carpet and built-in wardrobe.



Your Text Here



Bedroom Three (3.83 x 2.50) – good size third double bedroom with carpet and built-in wardrobe.

Bedroom Four (3.18 x 2.46) – fourth double bedroom to the rear of the property.

Bedroom Five (2.21 x 2.14) – well-proportioned fifth bedroom currently used as a home office.

Bathroom (2.21 x 2.07) – modern fitted bathroom suite with shower over bath, sink, toilet, grey floor tiles and heated towel rail.

Double garage (5.33 x 5.29) – large double garage with access also provided through the house via the utility room. There is scope to extend above the garage to add to the accommodation at first floor, subject to the necessary consents.