

A photograph of a bright, modern interior hallway. The walls are a warm, light beige color. In the foreground, a wooden coffee table holds a stack of books and a large, white ceramic vase filled with white roses. To the right, a wicker chair with white cushions is partially visible. In the background, a white door is set within an arched doorway. The ceiling features recessed lighting and a chandelier with three white, bell-shaped shades. The floor is covered in a light-colored carpet. The image is framed by a dark blue diagonal shape in the top left and an orange diagonal shape in the bottom left.

SHEPHERD CULLEN

Knowle Wood Road
Dorridge

Sycamore Lodge – a privately situated dormer bungalow in the heart of the Golden Triangle. A property that has been immaculately maintained for the last 19 years, offering spacious accommodation of circa 3800 sq ft and is most conveniently located within walking distance to Dorridge village.

Upon arrival, the established hedgerow to the front elevation creates a sense of privacy from neighbouring properties and the

large driveway provides ample parking for multiple vehicles. Deceptive upon approach, the hallway leads into the spacious dining room which benefits from a copious amount of natural light and views of the rear garden. This room is perfect for entertaining and is conveniently situated between the kitchen and living room.

4 Bedrooms, Spacious Kitchen



The dual aspect kitchen area has been very thoughtfully created, providing a vast amount of storage space. The kitchen benefits from a delightful baking area with dropped granite top, separate island and multiple integrated appliances. The breakfast area looks out onto the front of the property with room for a dining table. There is a separate utility area combined within kitchen with an integrated ironing board, washing machine and tumble dryer. The double garage and side entrance can be accessed from the kitchen.

The main living room is situated to the rear of the property with floor to ceiling length windows overlooking the established garden and patio area. The feature gas fireplace creates a focal point to the room. The garden can be accessed via the French doors.

The wonderful hallway connecting the main reception rooms and bedroom accommodation benefits from a charming reading area with a view of the whole garden. The separate study is situated just off the hallway and plentiful storage is provided in the bespoke fitted cabinets. Bedroom 2, 3 and 4 are all double bedrooms and all benefit from fitted wardrobes. Bedroom 3 and 4 have a private wash basin and make use of family bathroom.

South westerly facing garden



Bedroom 2 is currently used as a beautiful guest suite, benefiting from a walk in dressing area and ensuite shower room. There are double fitted wardrobes to the bedroom and further wardrobe space in the dressing area. The view of the garden and natural lighting enhances the peaceful setting, within which Sycamore Lodge is situated. This bedroom could also be used as the main bedroom if so desired, but is currently used as a guest suite.

To the first floor, the principal bedroom benefits from fitted wardrobes, further cupboards and dressing table. The main bedroom also enjoys a balcony overlooking the rear garden, perfect for the summer months. The ensuite bathroom to the main bedroom is very generous in size with 'his and hers' basins, separate bath and shower. The suite continues into the dressing room with fitted wardrobes. There are two further separate storage areas beyond the dressing room with further access into the eaves.



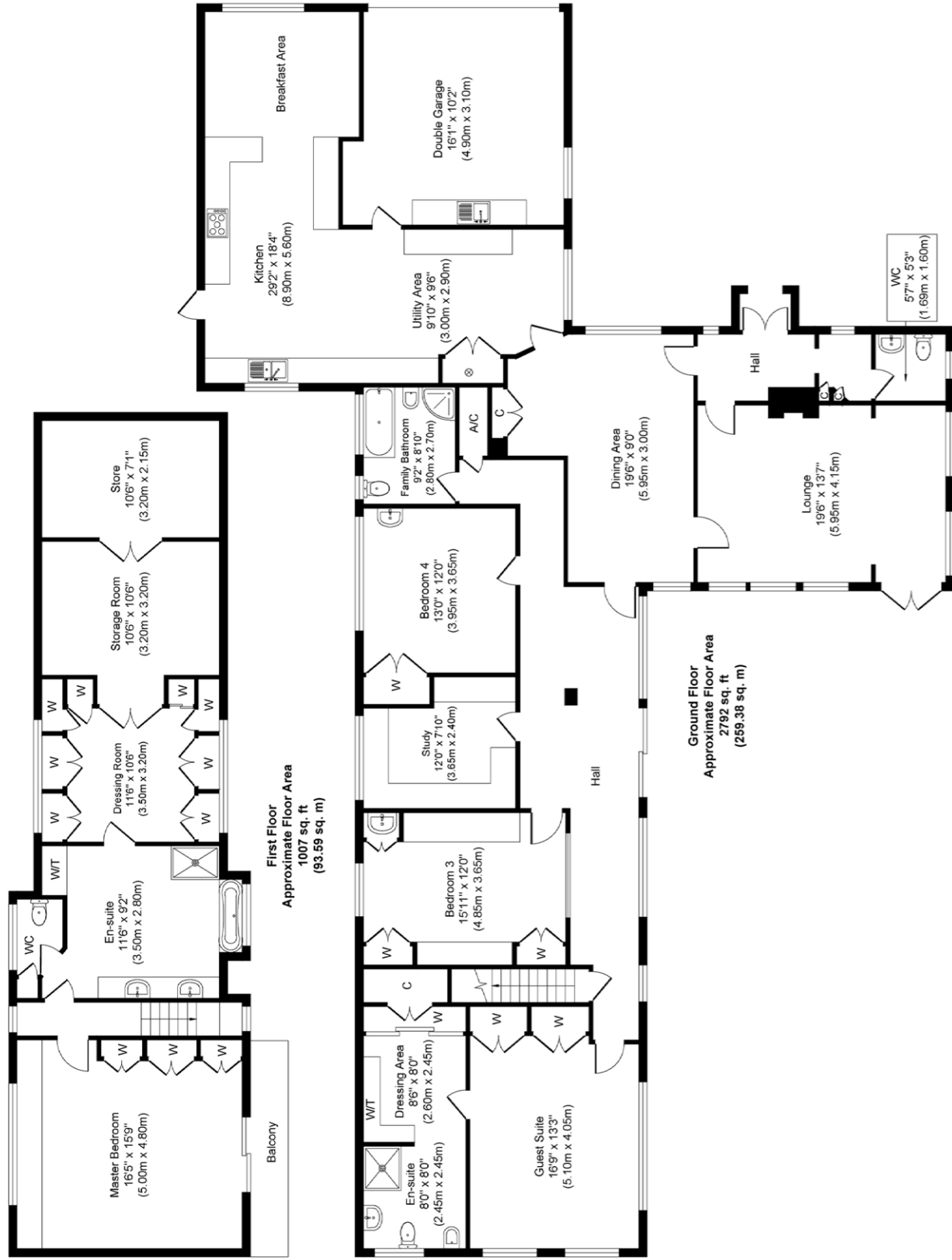
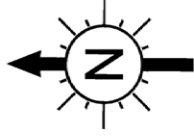
4 double bedrooms,
2 ensuite



The rear garden enjoys a south westerly aspect, spacious patio and established lawn. The front driveway can be accessed via both sides of the property by quaint iron gates, ideal for ease when gardening.



Sycamore Lodge is situated within walking distance to Sainsburys supermarket, Dorridge Surgery, local eateries and independent coffee shops. Dorridge Train Station offers regular routes to Birmingham City Centre and London Marylebone. The property is also situated approx. 7.1 miles from Birmingham International Airport and Train Station and just 2.4 miles from M42 Junction 5, offering access to all major road networks.



Approx. Gross Internal Floor Area 3799 sq. ft. (352.97 sq. m)

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

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General Information

Tenure: Freehold
 Services: All main services are understood to be connected to the property
 EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority: Solihull Metropolitan Council | Council Tax Band G
 (correct at time of assembling the sales details)
 Sky TV and Broadband connected.

Postcode: B93 8JJ

AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.

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