

## 3 Dunham Croft

*Solihull, B93 8RZ*









# ***FIVE DOUBLE BEDROOM DETACHED FAMILY RESIDENCE***

- Exclusive Prime Location
- Five Double Bedroom Modern Detached Residence
- Three Reception Rooms
- Large Fitted Breakfast Kitchen
- Family Bathroom Plus Two En-suite Shower Rooms
- Guest WC
- Stunning Large Conservatory
- Outdoor Jacuzzi and Dining Hut
- Substantial Drive Plus Double Garage

## **ACCOMMODATION**

Nestled within a quiet cul-de-sac in the exclusive prime location of Dorridge, a superb five double bedroom detached family residence. This modern and spacious executive home benefits from double glazing and central heating. The accommodation briefly comprises: canopy porch, reception hall, guest wc, snug/study, lounge, dining room, large fitted breakfast kitchen, utility room, striking full width conservatory, first floors split gallery landing, main bedroom with dressing room and large en-suite modern shower room/wc, second bedroom with a stunning palladian window to the front plus an en-suite modern shower room/wc, Three further good size bedrooms and family bathroom/wc. To the front is a low maintenance substantial neat drive with parking for several vehicles along with a double width garage. To the rear is an enclosed low maintenance garden area with a delightful specially constructed dining hut plus another hut housing a substantial outdoor jacuzzi. Viewing is essential. No chain.

EPC: C Council Tax Band: G



#### **CANOPIED ENTRANCE PORCH**

#### **RECEPTION HALL**

Stairs off. Two feature wall niches.

#### **GUEST WC**

#### **SNUG/STUDY**

**8' 10" x 6' 2" (2.7m x 1.89m)** Window to front.

#### **LOUNGE**

**19' 1" x 14' 9" (5.84m x 4.508m)** Feature wooden fireplace housing a real coal fire. UPVC double glazed box bay window to front, wall lighting.

#### **DINING ROOM**

**11' 4" x 10' 2" (3.47m x 3.106m)** Double glazed patio doors to the rear providing access to conservatory. Doorway to kitchen.

#### **FITTED BREAKFAST KITCHEN**

**24' 3" x 9' 1" (7.399m x 2.783m)** A substantial area with fitted base and wall cupboard units, stainless steel one and a half bowl sink unit with mixer taps, integrated gas hob, extractor hood, split level electric oven and grill, part tiled elevations and tiled flooring, breakfast bar.

#### **UTILITY AREA**

With sink unit. Access to rear and garage.

#### **CONSERVATORY**

**35' 0" x 14' 7" (10.686m x 4.452m)** An outstanding feature of the property designed for entertaining and partial use as an orangery.

#### **FIRST FLOOR LANDING**

A feature split gallery landing separating the main bedroom from the four additional bedrooms.

#### **L-SHAPED MAIN BEDROOM**

**16' 8" x 16' 1" (5.104m x 4.903m)** A particularly spacious room with a walk-in dressing area and en-suite shower room. Window to front.

#### **DRESSING AREA**

**8' 2" x 5' 1" (2.506m x 1.57m)** With three built-in double wardrobes. Window to rear.

#### **EN-SUITE SHOWER ROOM**

A surprisingly large room with tiled elevations and flooring, large walk-in body shower, large inset vanity sink unit and low level flush wc.

#### **BEDROOM TWO (FRONT)**

**13' 9" x 11' 5" (4.2m x 3.49m)** A spacious bedroom with a charming feature Palladian window to the front elevation. Two double built-in wardrobes.

#### **EN-SUITE SHOWER ROOM**

Modern three-piece suite comprised of shower cubicle, pedestal wash hand basin and low level flush wc. Fully tiled elevations and flooring.

#### **BEDROOM THREE (FRONT)**

**8' 10" x 7' 9" (2.713m x 2.386m)** Double bedroom with built-in wardrobe. Window to front.

#### **BEDROOM FOUR (REAR)**

**11' 9" x 9' 4" (3.6m x 2.863m)** Double bedroom with built-in double wardrobe.

#### **BEDROOM FIVE (REAR)**

**9' 8" x 7' 0" (2.971m x 2.152m)** Double bedroom.

#### **FAMILY BATHROOM**

Incorporating a three-piece suite comprised of a panelled bath with screen and shower over, inset vanity sink unit and low level flush wc. Fully tiled elevations and flooring.

#### **OUTSIDE**

#### **FRONT**

A substantial low maintenance full width driveway. Border areas.

#### **DOUBLE WIDTH GARAGE**

Up and over doors.

#### **REAR**

An enclosed low maintenance garden with wooden decking. Two feature purpose built huts. One housing an outdoor dining cabin and the other housing a large jacuzzi. Purposefully designed for entertaining.



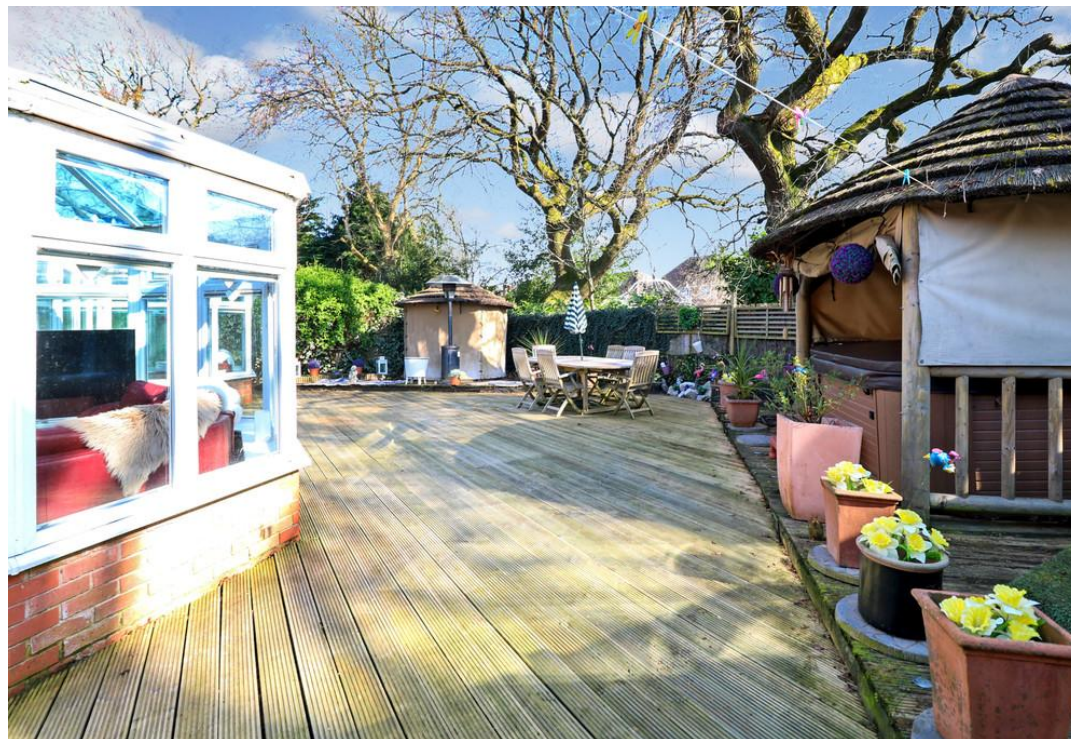












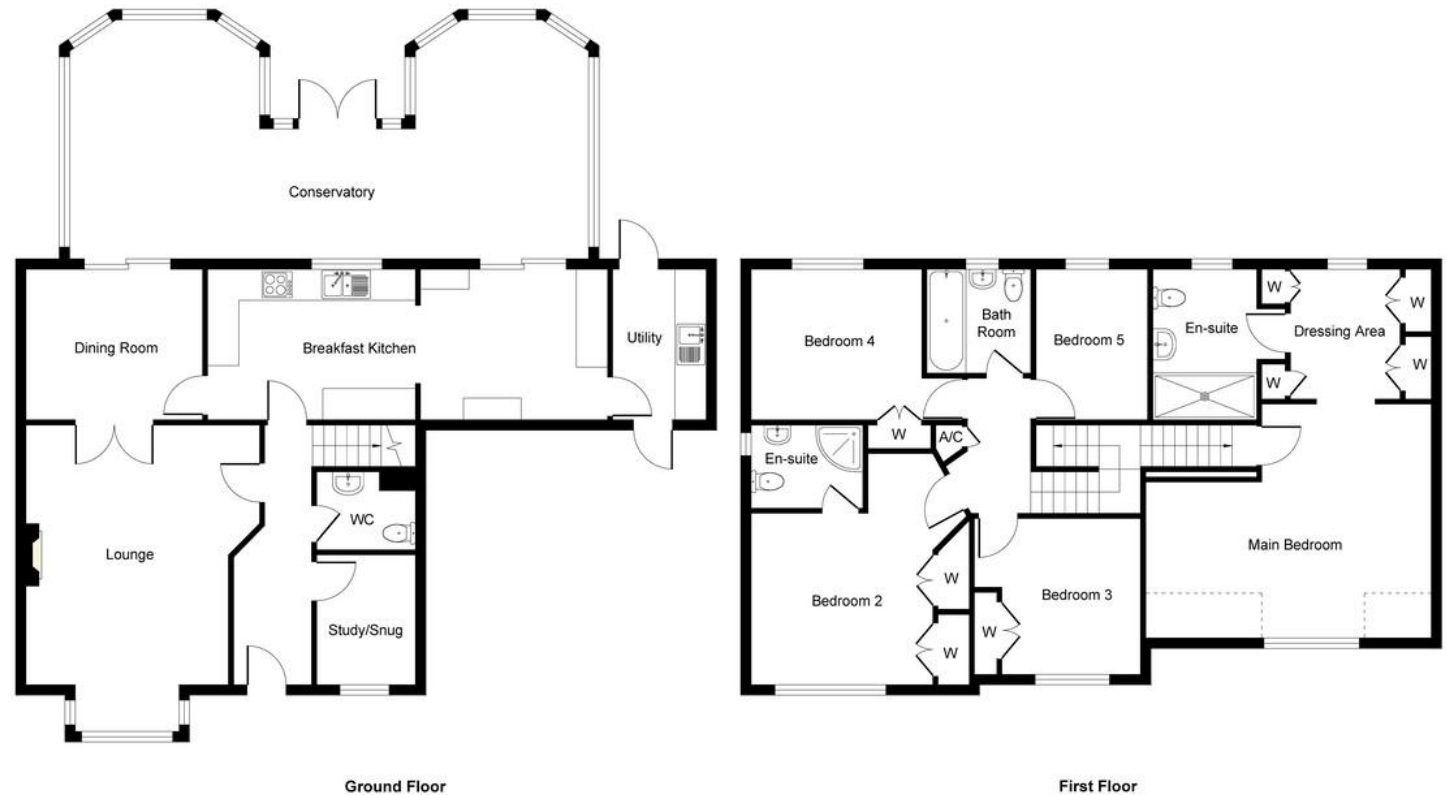
**Asking Price Of £950,000**

**TENURE:**

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

**Ruxton Independent Estate Agents & Valuers LLP**

6 The Square, Solihull  
B91 3RB  
0121 704 0100



**Approx. Gross Internal Floor Area 2,344 sq. ft. (217.75 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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Floorplan – For identification purposes only



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |