



# Knowle Wood Road, Dorridge

Guide Price £1,300,000

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## PROPERTY OVERVIEW

Introducing this truly exceptional six-bedroom detached property, located on a highly sought-after road in the prestigious Dorridge area. Built in 2016, this remarkable home boasts a combination of contemporary design and timeless elegance, ensuring a premium living experience. As you step into the spacious entrance hallway, you are greeted by the luxurious touch of Karndean flooring that flows seamlessly throughout the property. The ground floor features underfloor heating, providing an inviting warmth in every corner. The heart of this stunning home is the impressive kitchen / diner, complete with a central island, fully integrated appliances, and ample space for a dining area and relaxed sofa seating. The bi-fold doors effortlessly connect the interior to the rear garden, bathing the room in natural light and creating a seamless extension of the living space. Porcelain tiles and practical utility room complete the functionality of this culinary haven. No expense has been spared in the construction of this residence, as evident in the large living room. Here, a feature fireplace adds an element of cosiness, complemented by a bay window overlooking the front of the property.





The first floor houses four generously proportioned bedrooms, each exuding luxury and comfort. The principal bedroom boasts a Juliet balcony and an ensuite bathroom, providing a private sanctuary for relaxation. The second bedroom also benefits from an ensuite, ensuring unrivalled convenience. For those seeking versatility, a dressing room can easily transform into a serene home office space or sixth bedroom. A family bathroom completes this floor, offering a haven for relaxation and rejuvenation. Ascend to the second floor and discover a large double bedroom with an ensuite bathroom ideal for teenagers or guests, providing privacy and comfort. An additional double bedroom, currently utilised as a home office, offers versatility to suit your individual needs. Ample storage space can be found in the store room, ensuring a clutter-free environment.

Outside, a well-maintained lawn and decking form the backdrop for endless outdoor enjoyment. Whether you seek al fresco dining or a quiet retreat, the rear garden offers the perfect sanctuary. Built to the highest of standards and benefiting from a ten year new build guaranty, this remarkable property seamlessly combines modern luxury with practicality.



- Six Bedroom Detached Property
- Built In 2016
- Set Over Three Floors
- Balance of a 10 Year New Build Guarantee
- Open Plan Kitchen / Diner
- Living Room
- Five Double Bedrooms
- Principal Bedroom With Juliet Balcony & Ensuite
- Lawn Rear Garden With Decking Area



## PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: G

Tenure: Freehold

## ENTRANCE HALLWAY

### DOWNSTAIRS WC

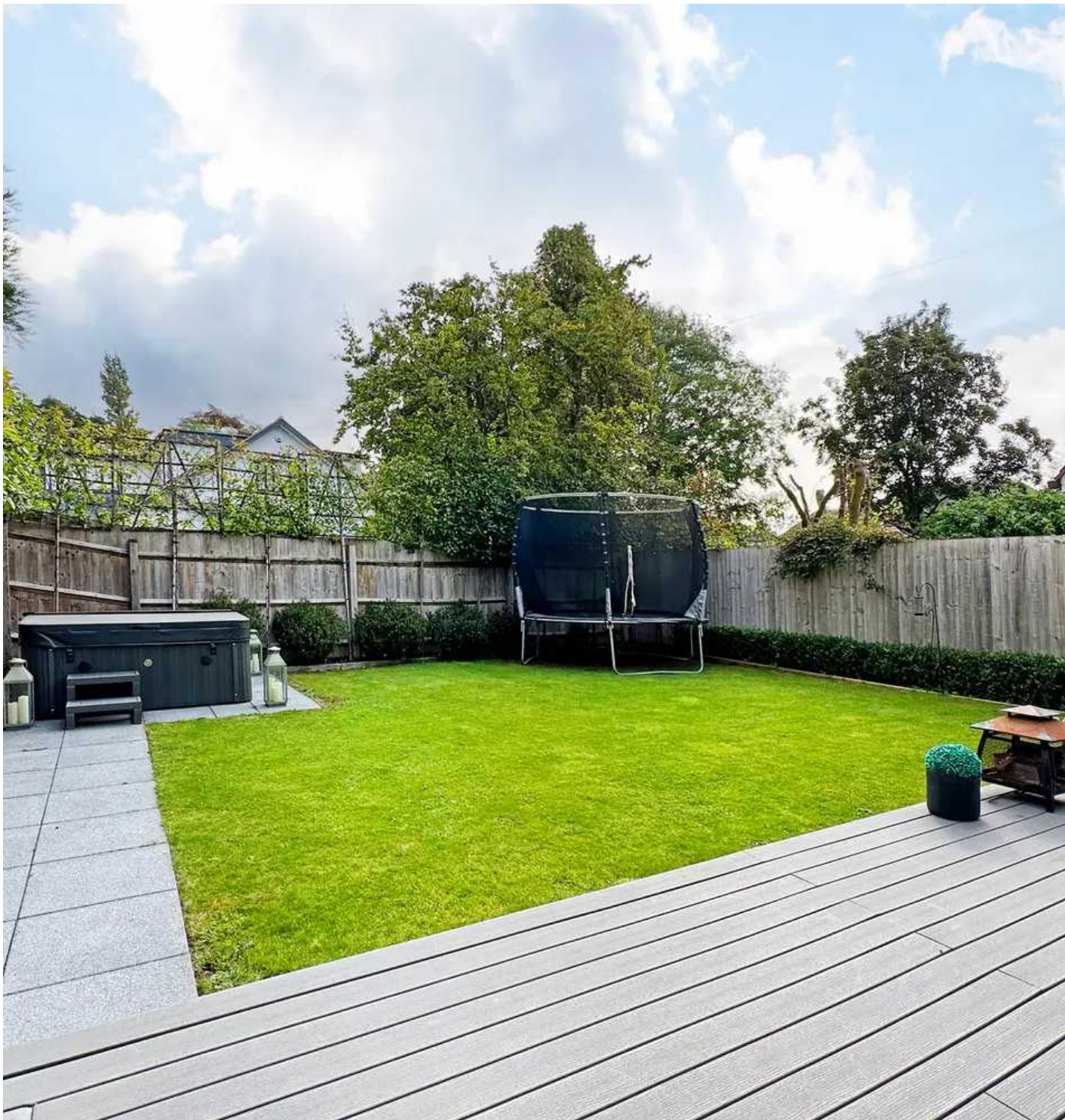
9' 0" x 3' 9" (2.75m x 1.15m)

### KITCHEN / DINER

27' 1" x 20' 4" (8.25m x 6.20m)

### UTILITY ROOM

8' 8" x 6' 1" (2.65m x 1.85m)



**LIVING ROOM**

18' 4" x 12' 0" (5.60m x 3.65m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

16' 5" x 13' 1" (5.00m x 4.00m)

**JULIET BALCONY**

**ENSUITE**

8' 8" x 4' 9" (2.65m x 1.45m)

**BEDROOM TWO**

18' 4" x 14' 1" (5.60m x 4.30m)

**ENSUITE**

8' 8" x 4' 9" (2.65m x 1.45m)

**BEDROOM THREE**

15' 5" x 12' 4" (4.70m x 3.75m)

**DRESSING ROOM**

13' 3" x 7' 3" (4.05m x 2.20m)

**BATHROOM**

9' 2" x 6' 9" (2.80m x 2.06m)

**SECOND FLOOR**

**BEDROOM FOUR**

30' 6" x 11' 6" (9.30m x 3.50m)

**ENSUITE**

10' 2" x 5' 11" (3.10m x 1.80m)

**SEPARATE WC**

10' 2" x 4' 11" (3.10m x 1.50m)

**BEDROOM FIVE**

11' 10" x 11' 4" (3.60m x 3.45m)

**TOTAL SQUARE FOOTAGE**

Total floor area - 274.2 sq.m. = 2951 sq.ft. approx.



## **OUTSIDE THE PROPERTY**

### **WELL MAINTAINED LAWN**

### **GARAGE**

20' 10" x 9' 0" (6.35m x 2.75m)

### **ITEMS INCLUDED IN SALE**

Siemens integrated oven, integrated hob, extractor, microwave, two full length fridge freezers, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in three bedrooms, some light fittings, underfloor heating downstairs and CCTV.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Sky. Loft space - with lighting.

### **MONEY LAUNDERING REGULATIONS**

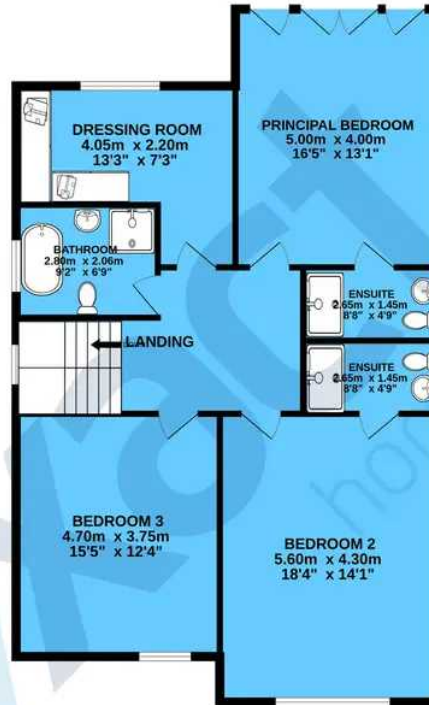
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



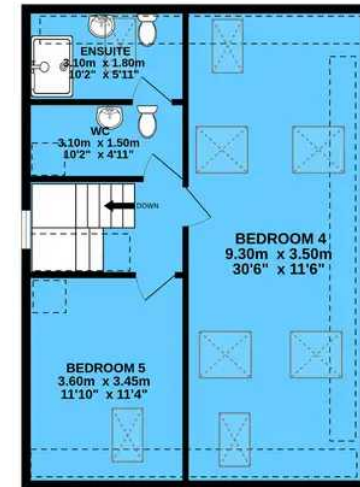
GROUND FLOOR  
111.3 sq.m. (1198 sq.ft.) approx.



1ST FLOOR  
101.3 sq.m. (1091 sq.ft.) approx.



2ND FLOOR  
61.5 sq.m. (662 sq.ft.) approx.



TOTAL FLOOR AREA : 274.2 sq.m. (2951 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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