



## Rosemary Croft, Granville Road, Dorridge

Guide Price £1,650,000



## PROPERTY OVERVIEW

Located just a short walk to the centre of Dorridge village including the train station and set within a conservation area of the renowned 'Golden Triangle' of Dorridge, is this completely renovated and extended seven bedroom Victorian family home complete with many of its original features including ornate coved cornice, high ceilings and skirting boards.

Access to the property is gained via a block paved driveway leading to a detached garage and a gravel path with pedestrian gate leading into this luxurious property. All ground floor accommodation is accessed via a superb entrance hallway leading into two generous reception rooms.

The beautifully proportioned formal sitting room is situated to the front elevation and benefits from a large sash bay window flooding the room with natural light and an integrated log burner. The dining room affords a feature marble fireplace creating a fabulous entertaining room which is conveniently located off the extended breakfast kitchen and family room.





The kitchen truly is the heart of this family home and offers a magnificent space including a relaxing family area overlooking the rear garden with a large lantern skylight that floods the room with natural light. The kitchen worksurfaces are made of Italian marble and sit beautifully with the bespoke handmade solid wood inframe shaker style kitchen. The large central island hosts an induction hob and can accommodate four people for casual dining, while the kitchen includes a range of integrated appliances including Neff oven with slide and hide door, combi oven and microwave and a large Aga.

The large spacious utility with downstairs guest cloakroom complete with shower and a large storage/closet finishes the ground floor space with the added bonus of a spacious cellar offering lots of additional storage as well as housing the properties heating system. The first floor is accessed via a Victorian staircase which adds superb character to the landing and leads to three double bedrooms on the first floor, the principal and second bedroom both benefit from modern ensuite facilities whilst the third double bedroom has been converted into a spacious dressing room and serviced by a stunning family bathroom fitted with porcelain tiles, oversized shower and a Villeroy and Boch and Hans Grohe fittings.





To the second floor are four further bedrooms, two of which have extensive fitted wardrobes and one being used as a large home office. Outside, the property has a beautifully landscaped and maintained garden space accessed via patio doors leading off the kitchen / dining and family room. The garden is full of maturity with shrubs, borders and trees nestled around several seating areas, making the most of the days sunshine.

An oak framed garage currently acting as a workshop but was originally designed to house a car could easily be transformed into a home gym, games room or home bar and entertaining room.

There is also private parking at the property set behind an iron gated entrance and then further parking to the front.



To view this exclusive property contact Xacthomes on 01564 777284

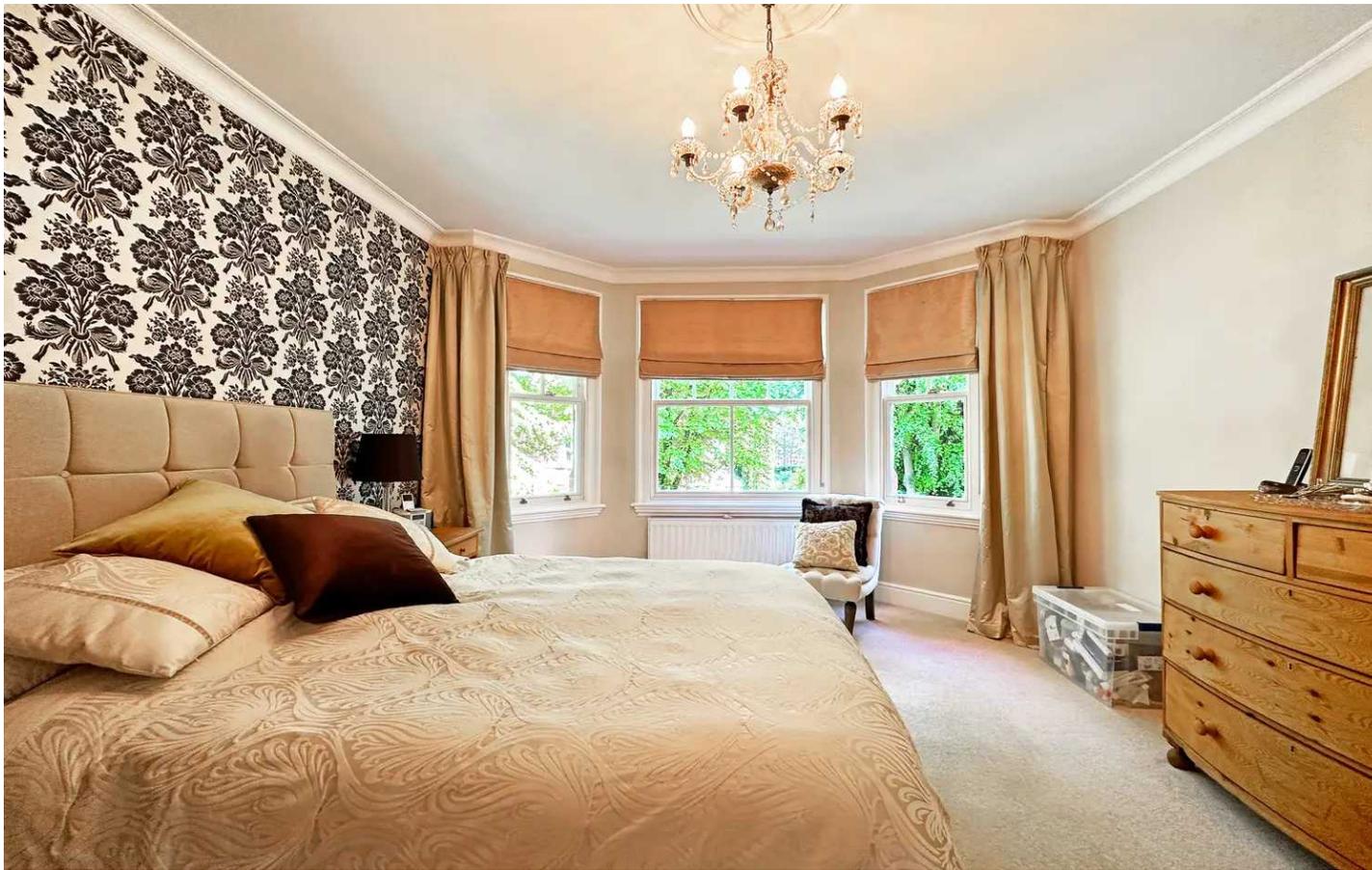


## PROPERTY LOCATION

Situated on one of the premier roads in Dorridge, this exceptional property is conveniently located for all local amenities. 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, 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

- Fabulous Renovated Semi-Detached Victorian Home
- Located on the Golden Triangle
- Set Over Four Floors
- Seven Bedrooms with Four Bathrooms
- Spacious Open Plan Kitchen Living Diner
- Large Utility
- Bursting with Original Features
- Quite Enclosed Private Garden
- Large Oak Framed Garage

#### **BASEMENT**

#### **GROUND FLOOR**

#### **ENCLOSED PORCH**

#### **ENTRANCE HALLWAY**

#### **STORE ROOM**

#### **LOUNGE**

15' 11" x 19' 4" (4.86m x 5.89m)

#### **DINING ROOM**

18' 8" x 15' 3" (5.68m x 4.64m)

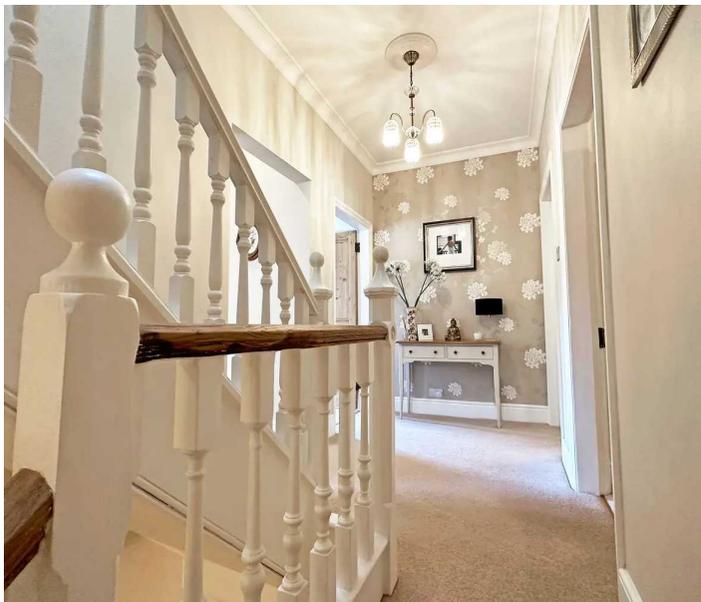
#### **KITCHEN/FAMILY/BREAKFAST ROOM**

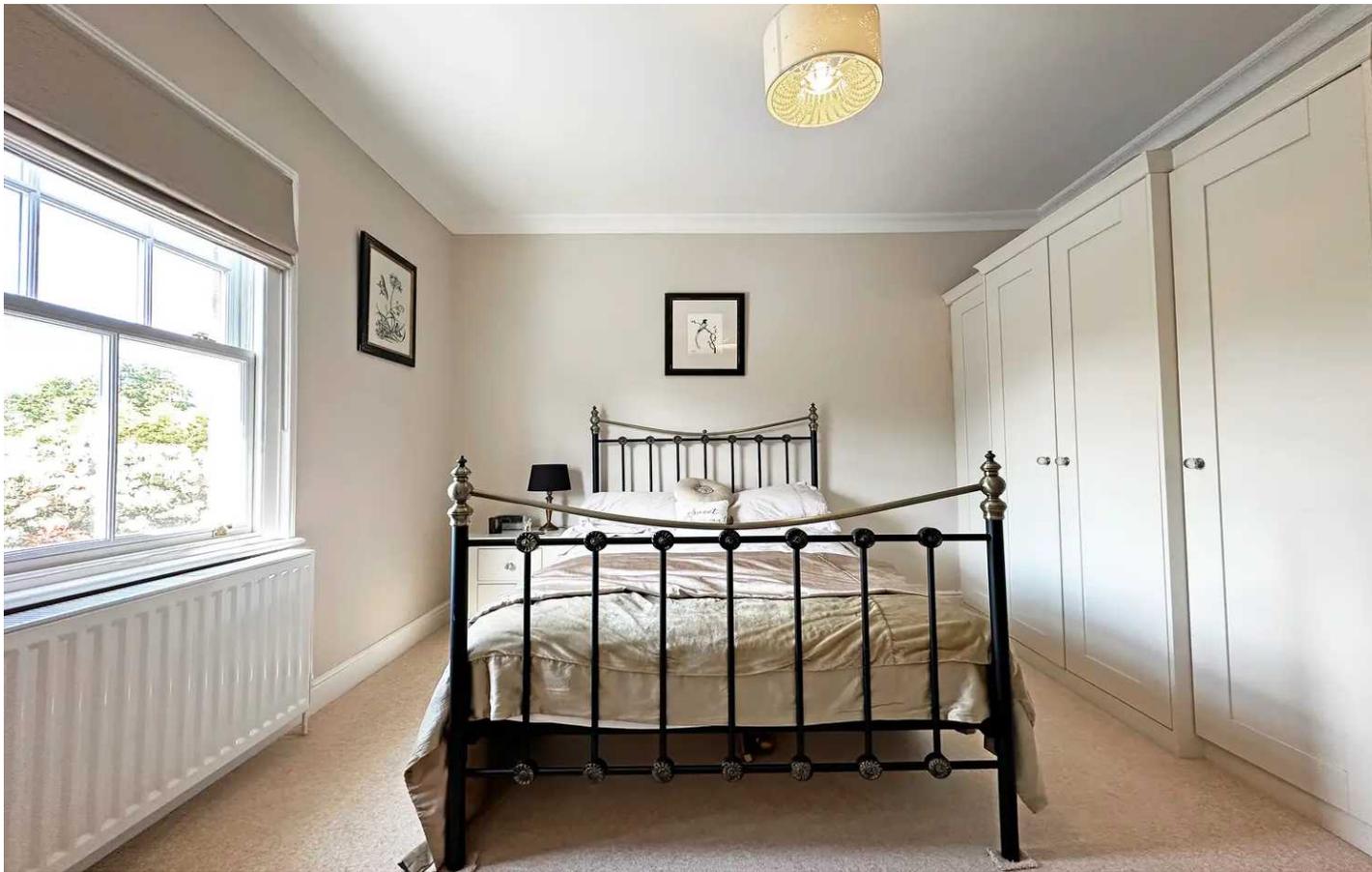
36' 5" x 27' 5" (11.09m x 8.35m)

#### **UTILITY ROOM**

9' 2" x 14' 11" (2.8m x 4.55m)

#### **WC**





## FIRST FLOOR

### PRINCIPAL BEDROOM

15' 11" x 12' 9" (4.86m x 3.88m)

### ENSUITE

6' 1" x 8' 2" (1.86m x 2.49m)

### BEDROOM TWO

13' 7" x 12' 10" (4.13m x 3.92m)

### ENSUITE

### BEDROOM THREE

13' 0" x 12' 1" (3.97m x 3.69m)

### BATHROOM

15' 10" x 8' 11" (4.82m x 2.73m)

## SECOND FLOOR

### BEDROOM FOUR

18' 12" x 12' 9" (5.78m x 3.88m)

### BEDROOM FIVE

12' 1" x 12' 6" (3.69m x 3.8m)

### BEDROOM SIX

13' 6" x 12' 9" (4.11m x 3.89m)

### BEDROOM SEVEN/STUDY

11' 10" x 12' 6" (3.6m x 3.82m)

## OUTSIDE THE PROPERTY

### NORTH/EAST FACING GARDEN

### GARAGE

21' 11" x 11' 3" (6.69m x 3.42m)





#### **ITEMS INCLUDED IN THE SALE**

AGA free standing cooker, Neff integrated oven, Neff integrated induction hob, Neff warming drawer, extractor, Neff microwave, Samsung fridge freezer (negotiable), Neff dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in bedrooms two, three, four and five, underfloor heating (partial in the kitchen), garden shed, HikVision CCTV and electric gates.

#### **FURTHER ITEMS TO BE INCLUDED IN THE SALE**

Light fittings are all negotiable.

#### **ADDITIONAL INFORMATION**

Services: water meter, main gas, electricity and mains sewers. Broadband: Virgin Fibre-Optic. Loft Space: with ladder

#### **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.

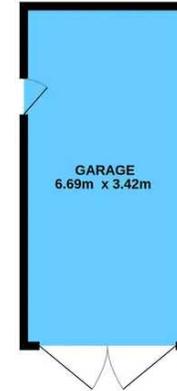
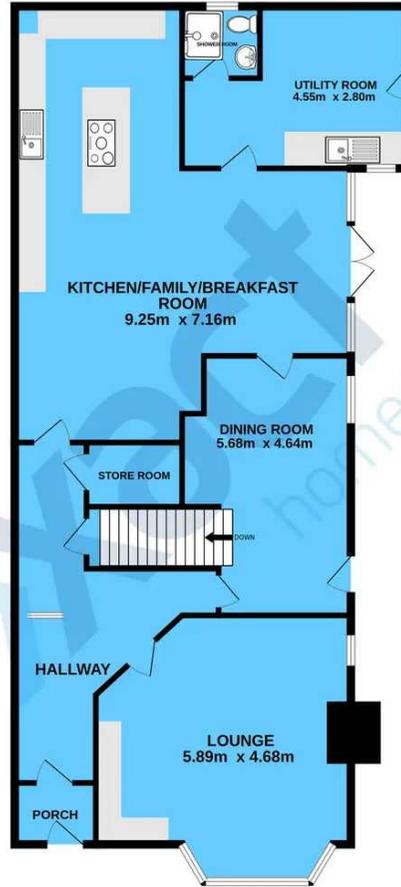
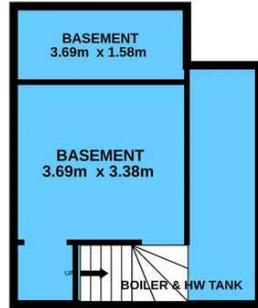




BASEMENT

GROUND FLOOR

GARAGE



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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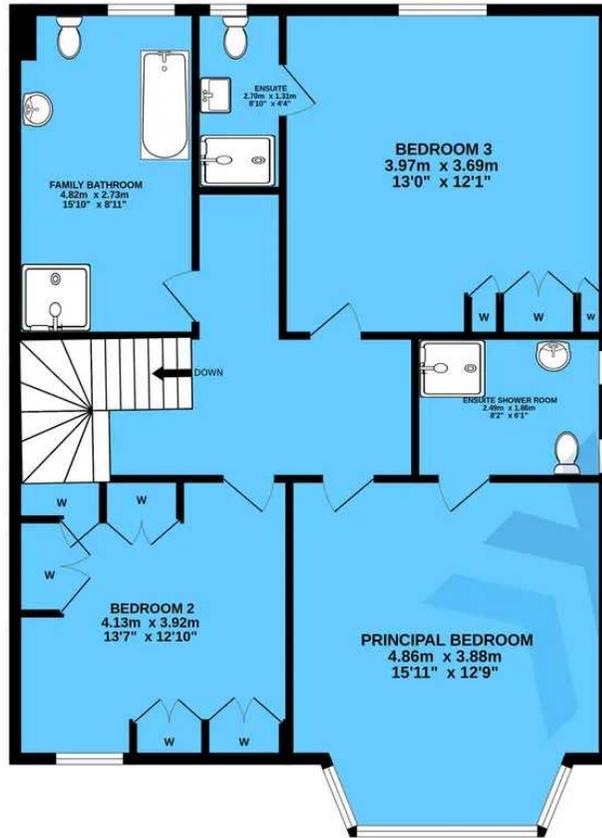
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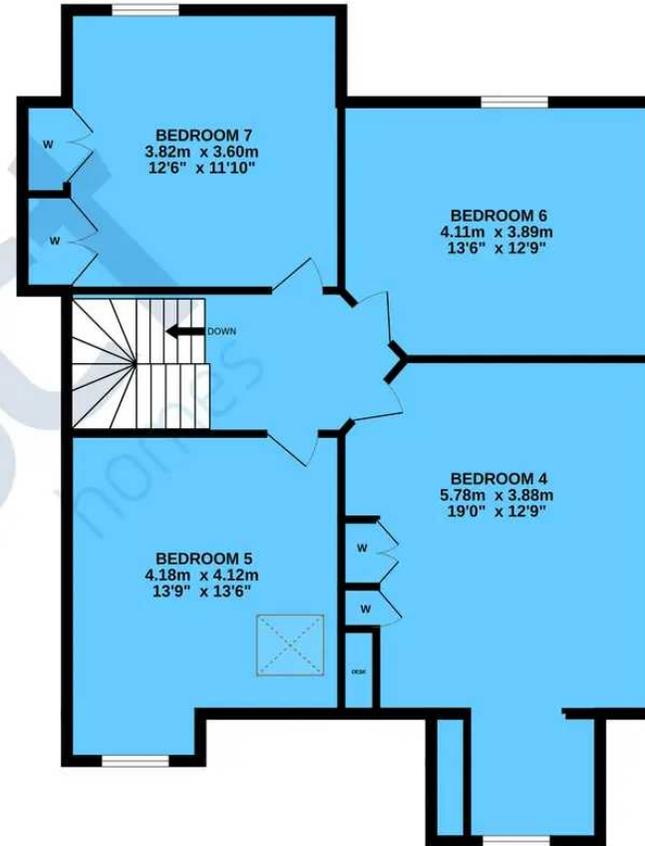
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1ST FLOOR



2ND FLOOR



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