



# Dorridge Road, Dorridge

Guide Price £1,500,000

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## PROPERTY OVERVIEW

Located within the highly sought after "Golden" Triangle of Dorridge, this five-bedroom detached property provides a rare opportunity for those seeking to purchase a traditional property in a highly sought after location. Located behind a large frontage with an in and out driveway, the residence presents an exceptional opportunity for further extension and improvement, subject to obtaining the necessary planning consent. Upon entering the property, an imposing entrance hallway provides access to all ground floor accommodation which includes three reception rooms (including Lounge, Dining Room and Snug / Family Room) that offer ample space for both relaxation and entertainment. The breakfast kitchen and utility room provide practical amenities with the utility providing access to a double garage offering convenient storage for vehicles and belongings. Upstairs, the first floor includes five well-proportioned bedrooms and two bathrooms, providing ample accommodation for a growing family and / or accommodating guests.





Outside, the property boasts a magnificent south-facing landscaped garden that offers privacy and tranquillity, creating an ideal space for outdoor activities and al fresco dining. With a superb full width paved patio area and landscaped borders, shrubs and trees, the garden is a superb feature of this property, providing a serene retreat from the hustle and bustle of daily life. In addition to its exceptional traditional features, the property benefits from an outstanding location within walking distance to Dorridge Station and the village centre, offering easy access to a range of amenities, including shops, restaurants, and schools. This rare combination of convenience, comfort, and potential makes this property a truly exceptional find for discerning buyers seeking a quintessential family home in a coveted location. Overall, this property presents an extraordinary opportunity to own a prestigious residence in one of Dorridge's most desirable neighbourhoods, promising a lifestyle of luxury and sophistication. Call Xact Homes on 01564 777284 to book your private viewing.





## 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

- Traditional Five Bedroom Detached Property Set Upon The Highly Sought After "Golden" Triangle In Dorridge
- Located Behind A Large Frontage With In And Out Driveway
- Outstanding Potential For Further Extension And Improvement (STPP)
- Magnificent South Facing Landscaped And Private Rear Garden
- Three Reception Rooms All Accessed Via An Imposing Entrance Hallway
- Double Garage



#### **ENTRANCE HALLWAY**

#### **DINING ROOM**

16' 5" x 15' 9" (5.00m x 4.80m)

#### **LOUNGE**

17' 3" x 15' 5" (5.26m x 4.70m)

#### **SNUG/FAMILY ROOM**

16' 1" x 9' 10" (4.90m x 3.00m)

#### **BREAKFAST KITCHEN**

14' 5" x 13' 7" (4.39m x 4.14m)

#### **UTILITY ROOM**

13' 0" x 5' 5" (3.96m x 1.65m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

17' 1" x 15' 7" (5.21m x 4.75m)

#### **BEDROOM TWO**

15' 8" x 12' 10" (4.78m x 3.91m)

#### **BEDROOM THREE**

15' 5" x 9' 2" (4.70m x 2.79m)

#### **BEDROOM FOUR**

12' 10" x 9' 6" (3.91m x 2.90m)

#### **BEDROOM FIVE**

11' 0" x 8' 0" (3.35m x 2.44m)

#### **BATHROOM**

8' 2" x 7' 7" (2.49m x 2.31m)

#### **SHOWER ROOM**

8' 2" x 4' 11" (2.49m x 1.50m)

#### **TOTAL SQUARE FOOTAGE**

201 sq.m (2164 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **GARAGE ONE**

16' 5" x 9' 0" (5.00m x 2.74m)

### **GARAGE TWO**

22' 2" x 12' 10" (6.76m x 3.91m)

## **LANDSCAPED GARDEN**

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

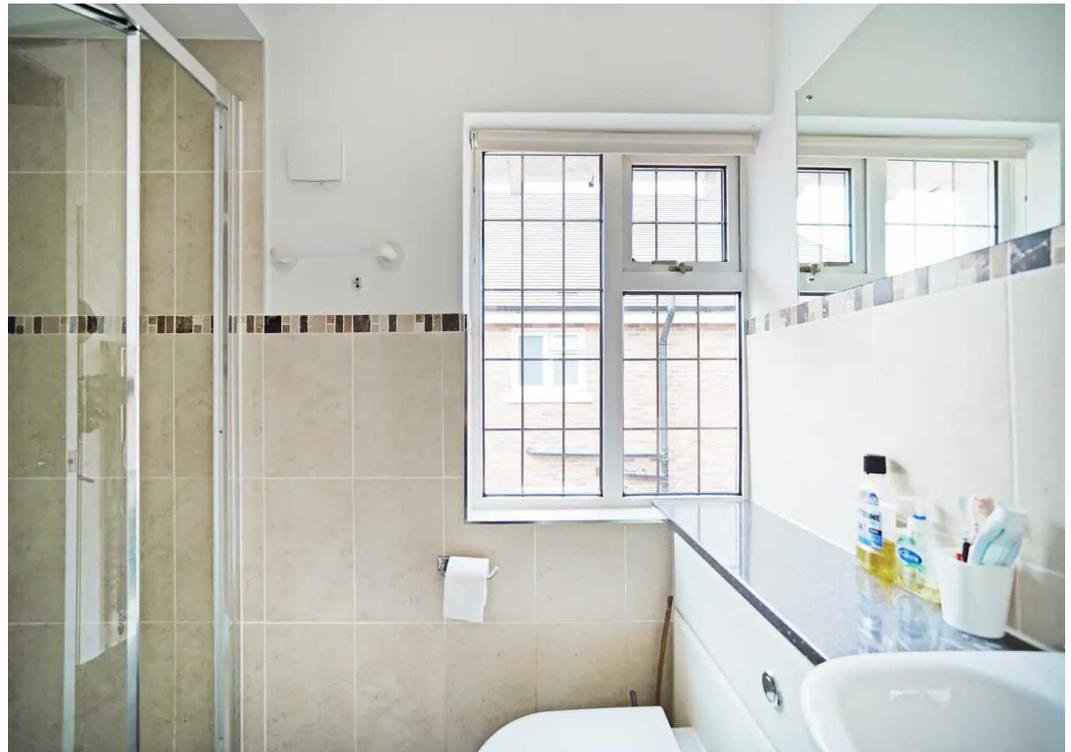
Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms, garden shed and greenhouse.

### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Loft space - boarded with ladder.

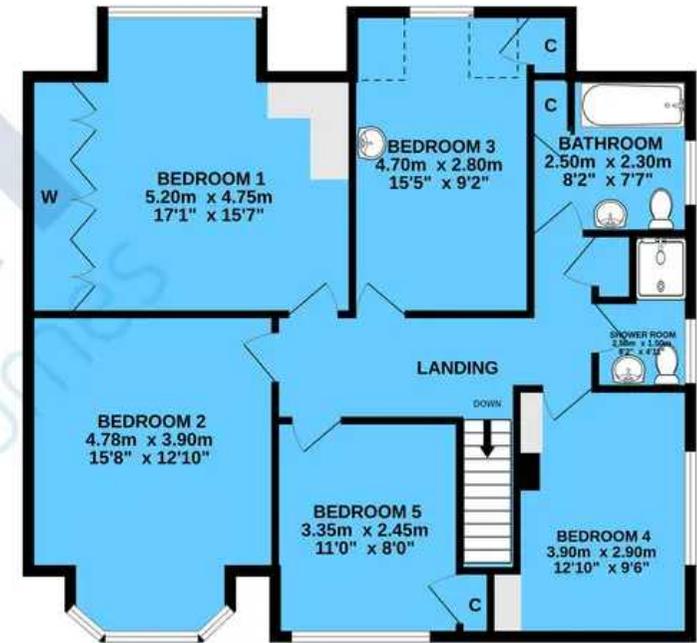
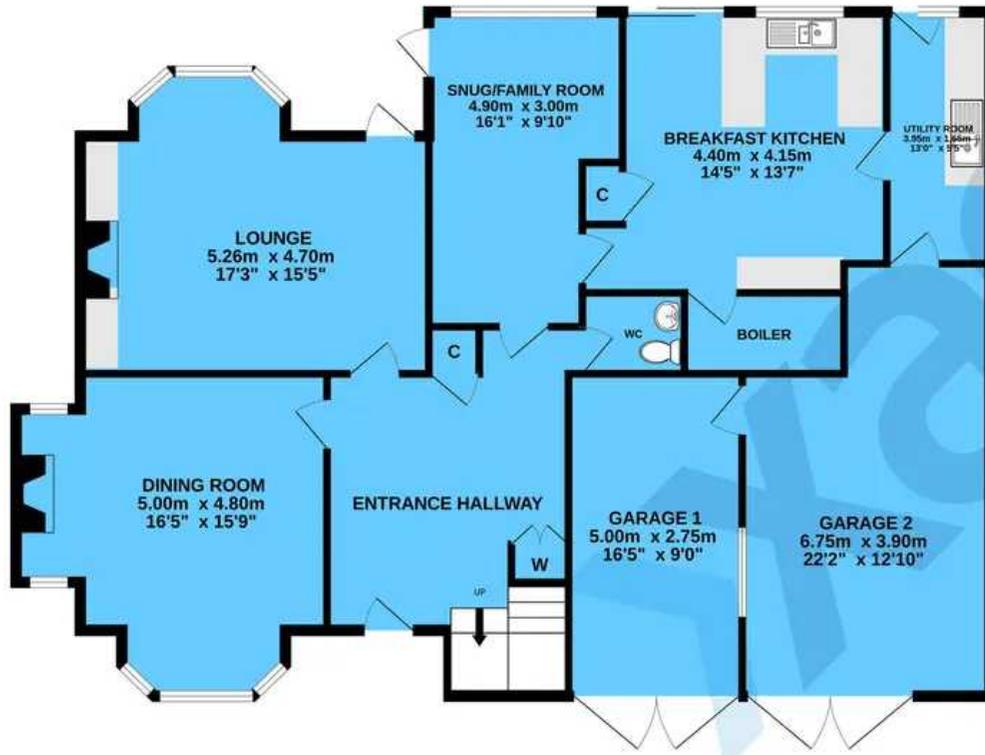
### **MONEY LAUNDERING REGULATIONS**

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.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 201.0 sq.m. (2164 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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