



## Rodborough Road, Dorridge

Guide Price £1,000,000

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## PROPERTY OVERVIEW

Presenting a rare opportunity, this five-bedroom traditional detached property, which has the benefit of NO UPWARD CHAIN, is situated on a highly sought-after road within walking distance to Dorridge Station, making it a desirable location for commuters. Boasting an impressive façade, this home offers ample scope for extension, subject to necessary planning permission.

Upon entering, you are greeted by a welcoming hallway connecting all reception rooms. Natural light fills the property, creating a warm and inviting atmosphere. The delightful open plan kitchen features fitted units, a central breakfast island, and French doors that open out to the rear garden. The spacious living room showcases a charming feature fireplace, accompanied by a large conservatory which overlooks the fabulous rear garden. An excellent dining room provides an elegant space for formal entertaining.

The first floor hosts the large principal bedroom, complete with an ensuite bathroom and fitted wardrobes. Additionally, there are four generously proportioned bedrooms, all of which are doubles, and are serviced by a family bathroom.





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Outside, this property boasts a private rear garden, predominantly laid with lawn and featuring a wonderful patio seating area. A single garage and a driveway provide ample parking for multiple vehicles.

An exceptional home with exceptional potential, this property is sure to impress even the most discerning buyer.





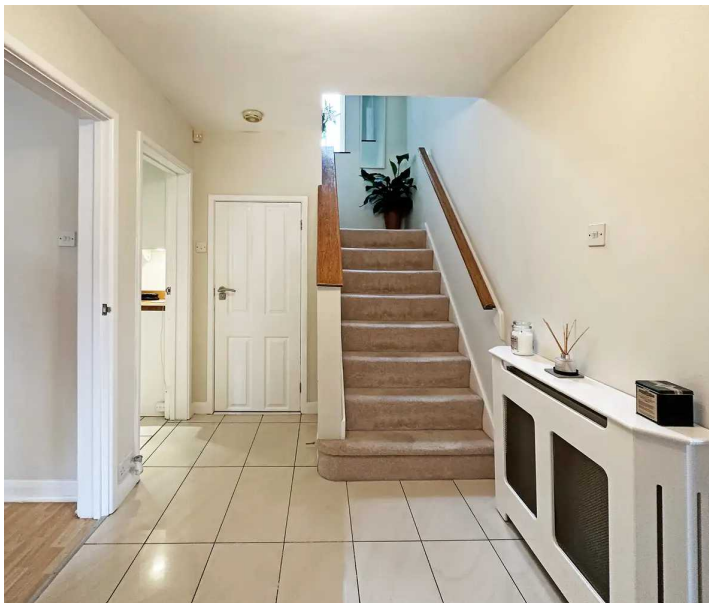


#### PROPERTY LOCATION

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: F

Tenure: Freehold







- Five Bedroom Traditional Detached Property
- NO UPWARD CHAIN
- Offering Scope For Extension STPP
- Walking Distance To Dorridge Station
- Open Plan Kitchen / Diner
- Living Room With Conservatory
- Dining Room
- Principal Bedroom With Ensuite
- Single Garage
- Set Within Arden & Stratford Upon Avon Catchment Area's

**ENCLOSED PORCH**

6' 7" x 2' 9" (2.00m x 0.85m)

**ENTRANCE HALLWAY**

15' 9" x 6' 7" (4.80m x 2.00m)

**WC**

**LIVING ROOM**

17' 7" x 11' 6" (5.35m x 3.50m)

**CONSERVATORY**

14' 7" x 11' 6" (4.45m x 3.50m)

**KITCHEN/DINER**

18' 8" x 13' 9" (5.70m x 4.20m)

**DINING ROOM**

12' 6" x 10' 1" (3.80m x 3.08m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

17' 9" x 11' 6" (5.40m x 3.50m)

**ENSUITE**

3' 3" x 6' 3" (1.00m x 1.90m)

**BEDROOM TWO**

15' 1" x 8' 0" (4.60m x 2.45m)

**BEDROOM THREE**

10' 10" x 10' 8" (3.29m x 3.25m)





**BEDROOM FOUR**

10' 0" x 9' 2" (3.05m x 2.80m)

**BEDROOM FIVE**

10' 8" x 7' 10" (3.25m x 2.40m)

**BATHROOM**

6' 5" x 6' 3" (1.95m x 1.90m)

**OUTSIDE THE PROPERTY****GARAGE**

15' 5" x 8' 0" (4.70m x 2.45m)

**TOTAL SQUARE FOOTAGE**

175.2 sq,m (1886 sq.ft) approx.

**NORTH WEST FACING GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, extractor, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, fitted wardrobes in bedrooms one, two and four, some light fittings, garden shed (x2) and greenhouse.

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

All wooden blinds at the front of the property are negotiable.

**ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains sewers. Broadband: Virgin Media Fibre-Optic. Loft Space: boarded with ladder and 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  
94.8 sq.m. (1020 sq.ft.) approx.



1ST FLOOR  
80.4 sq.m. (865 sq.ft.) approx.



TOTAL FLOOR AREA : 175.2 sq.m. (1886 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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