



Rodborough Road, Dorridge

Guide Price £925,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

We are pleased to present this unique opportunity to acquire a traditional detached property with outstanding potential in the sought-after area of Dorridge. Set behind an in and out driveway, this extended five-bedroom home offers ample space for a growing family and presents a rare chance to remodel and extend further subject to the necessary planning permissions. Upon entering the property, you are greeted by a spacious and welcoming entrance hallway which sets the tone for the rest of the property and provides access to all ground floor accommodation. The ground floor features two reception rooms including a large dining room to the front elevation and a dual aspect living room providing ample space for entertaining, along with an extended breakfast kitchen complete with utility area. The property also benefits from a convenient guest cloakroom and a garage for secure parking. Upstairs, the property boasts five well-proportioned bedrooms, serviced by two bathrooms, providing comfortable accommodation for the whole family. The bedrooms offer versatility in their use and can easily be adapted to suit individual requirements including incorporating an existing shower room into the principal bedroom to provide an en-suite facility.





Situated on a prime road in Dorridge, this superb family home is ideally located within walking distance to the local train station and park, making it a convenient choice for commuters and families alike. The location also benefits from excellent amenities, schools, and recreational facilities in the surrounding area. Externally, the property features a beautifully landscaped rear garden providing a tranquil retreat for relaxation and outdoor dining. The garden offers a private and secure space for children to play or for hosting gatherings with family and friends. In summary, this property represents a rare opportunity to acquire a well-located, spacious family home with the potential for further enhancement. With its convenient location, versatile living spaces, and outstanding potential for remodelling and extending, this property is sure to appeal to a discerning buyer seeking a property with character and scope for customisation. Early viewing is highly recommended to fully appreciate the unique qualities of this desirable home.

- No Upward Chain
- Traditional Detached Property Set Behind An In And Out Driveway
- Extended Five Bedroom Detached Property With Outstanding Potential To Remodel And Extend Further STPP
- Set On A Prime Road Of Dorridge Within Walking Distance To Station And Park
- Superb Family Home With Two Reception Rooms And Extended Breakfast Kitchen With Utility
- All Ground Floor Accessed Via Entrance Hallway With Guest Cloakroom
- Garage
- Five Bedrooms With Two Bathrooms
- Superb And Beautifully Landscaped Rear Garden





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: E

Tenure: Freehold

PORCH

ENTRANCE HALLWAY

LIVING ROOM

19' 0" x 11' 6" (5.79m x 3.51m)

DINING ROOM

17' 9" x 11' 6" (5.41m x 3.51m)



BREAKFAST KITCHEN

KITCHEN AREA

16' 1" x 9' 6" (4.90m x 2.90m)

BREAKFAST AREA

11' 10" x 10' 2" (3.61m x 3.10m)

UTILITY AREA

7' 10" x 7' 9" (2.39m x 2.36m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 9" x 11' 10" (5.41m x 3.61m)

SHOWER ROOM

9' 10" x 6' 7" (3.00m x 2.01m)

BEDROOM TWO

12' 6" x 10' 2" (3.81m x 3.10m)

BEDROOM THREE

11' 4" x 9' 2" (3.45m x 2.79m)

BEDROOM FOUR

9' 10" x 7' 10" (3.00m x 2.39m)

BEDROOM FIVE

9' 10" x 6' 7" (3.00m x 2.01m)

BATHROOM

7' 10" x 4' 11" (2.39m x 1.50m)

TOTAL SQUARE FOOTAGE

139 sq.m (1496 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

14' 9" x 8' 0" (4.50m x 2.44m)

LANDSCAPED REAR GARDEN

**ITEMS INCLUDED IN THE SALE**

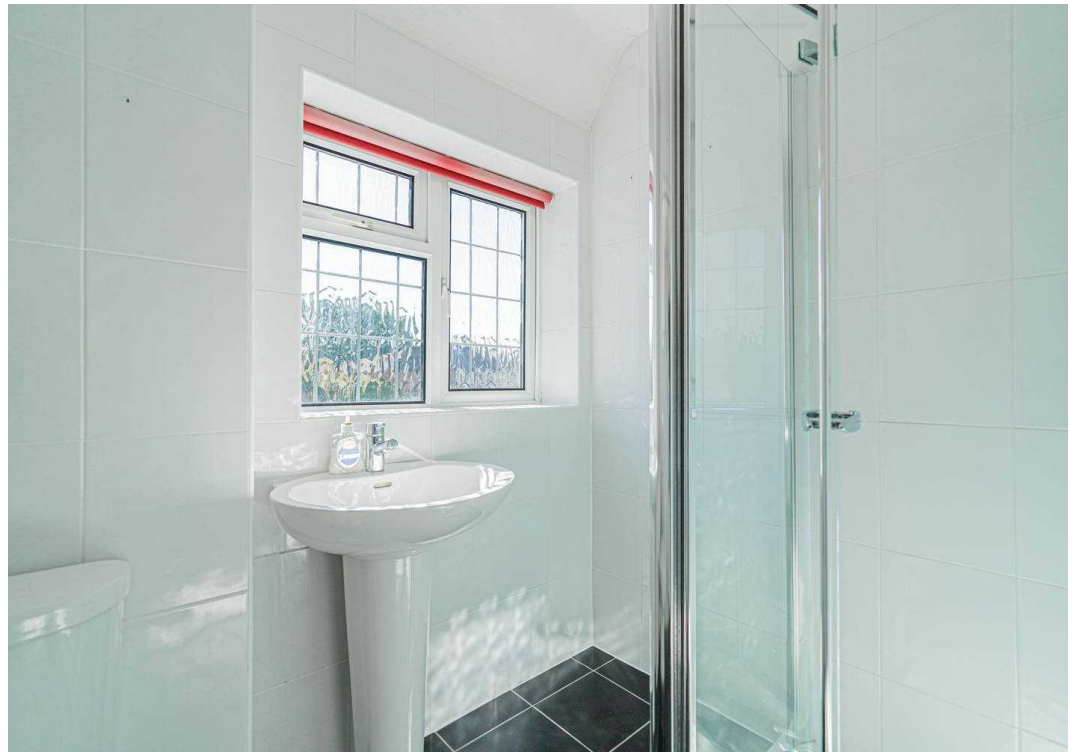
CDA integrated oven, CDA integrated hob, extractor, AEG fridge, 2 x Beko freezers, Bosch dishwasher, Hotpoint washing machine, Hotpoint tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in one bedroom, all garden furniture and garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - Virgin - fibre optic. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

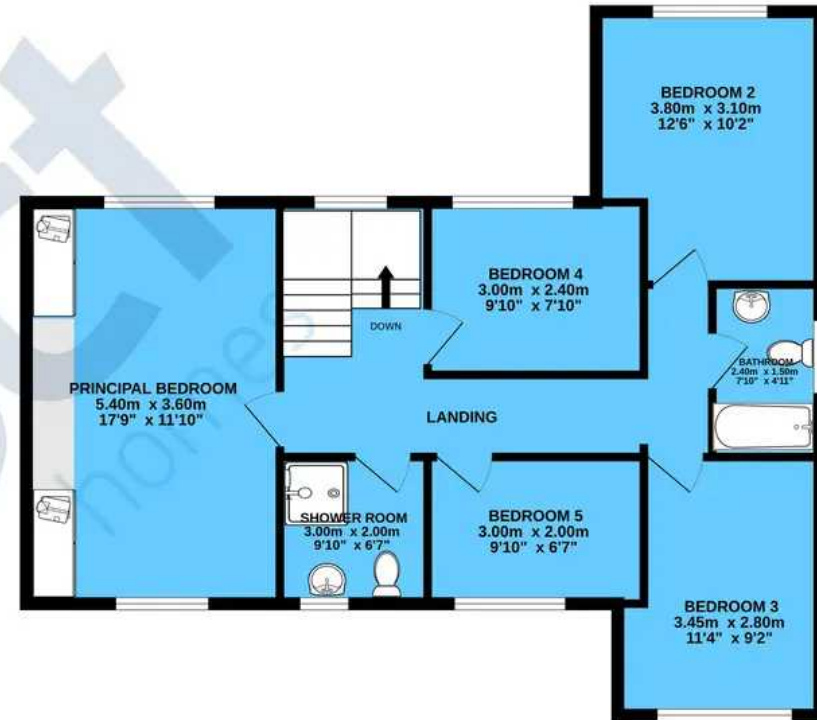
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 139.0 sq.m. (1496 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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