



Knowle Wood Road, Dorridge

Guide Price £2,000,000

xact
EXCLUSIVE



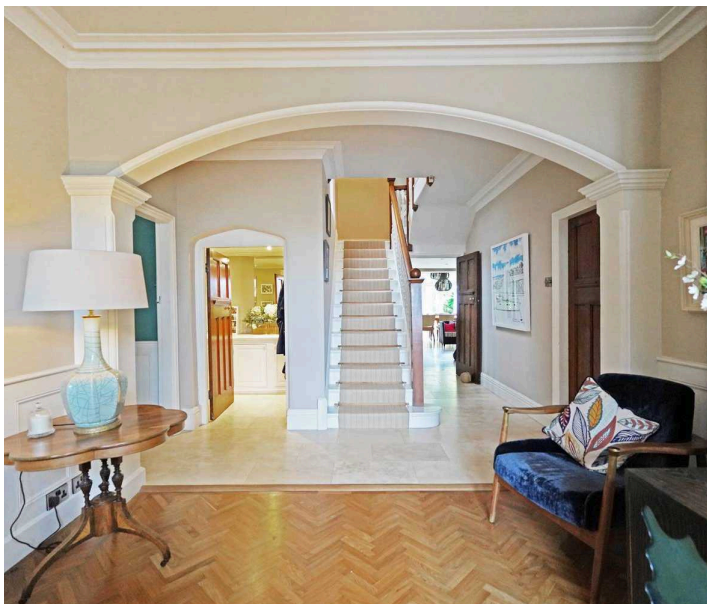


PROPERTY OVERVIEW

Introducing a truly stunning property, a six-bedroom detached period residence situated within the prestigious Dorridge Triangle. Boasting a prime location within walking distance to the station and all local amenities, this exquisite home offers the perfect balance of convenience and tranquillity.

This discreetly positioned property has been thoughtfully extended to create an exceptional family dwelling that seamlessly blends modern comfort with classic charm. Upon arrival, the residence welcomes you with a resin bound driveway that provides ample parking for multiple vehicles. Step inside to discover an imposing entrance hallway that sets the tone for the grandeur that lies within

The ground floor features three large and inviting reception rooms, including a sitting room, living room, and a versatile office or gym space with a semi-vaulted ceiling and a picturesque window. The heart of the home is the magnificent open plan kitchen/dining/family room.



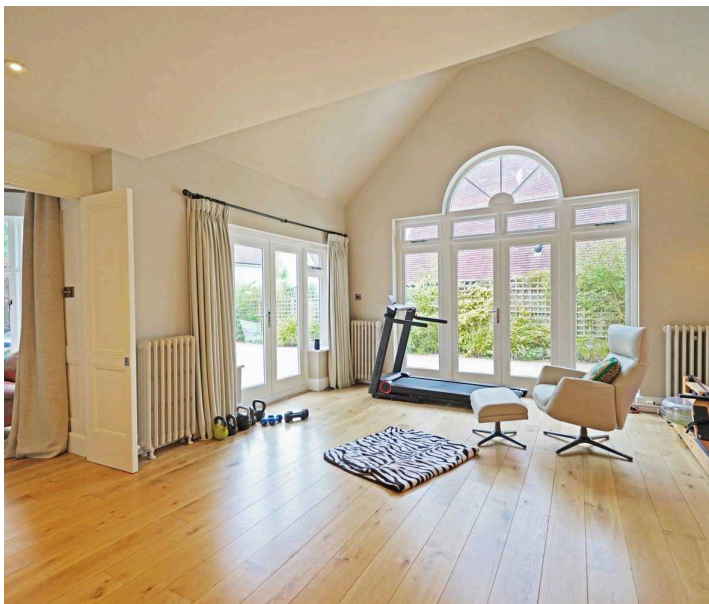


This space is a true showstopper, complete with a modern Tom Howley designed and fitted kitchen layout, central island, and direct access to two utility rooms for added convenience. Entertaining guests or simply enjoying family gatherings will be an absolute delight in this beautifully designed area. The ground floor is completed with a guest cloakroom located off the entrance hallway.

Upstairs, the property offers six generously proportioned bedrooms and three luxurious bathrooms. The principal bedroom and second bedroom both feature extensive fitted wardrobes and ensuite facilities, offering a private retreat for the homeowners. The four additional bedrooms are serviced by a well-appointed family bathroom, ensuring comfort and convenience for all residents.

Outside, the property boasts a landscaped and private walled rear garden, accessed via a side gated entrance or through two sets of French doors located off the kitchen/dining/family room. A full patio area provides the perfect spot for al fresco dining or simply relaxing in the serene outdoor oasis.

In conclusion, this exceptional property represents a rare opportunity to own a beautifully appointed home within a highly sought-after location. Offering an outstanding blend of period features and modern amenities, this residence truly epitomises luxurious family living. Experience the best of Dorridge living in this elegant and inviting property.



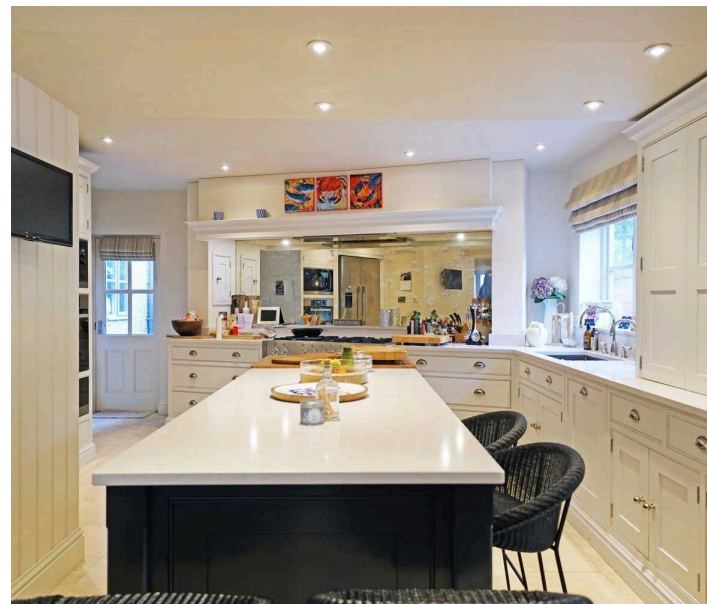


PROPERTY LOCATION

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: H

Tenure: Freehold





- Stunning Six Bedroom Detached Period Property
- Set Upon The Dorridge Triangle And Within Walking Distance To The Station And All Local Amenities
- Discreetly Located And Extended To Provide An Outstanding Family Home Including Many Features Associated With A Property Of This Era
- Set Behind A Resin Bound Driveway Providing Ample Parking
- Imposing Entrance Hallway Leading To Three Reception Rooms Including Sitting Room, Living Room And Office / Gym With Semi Vaulted Ceiling And Picture Window
- Magnificent Open Plan Kitchen / Dining And Family Room With Modern Kitchen / Central Island And Leading To Two Utilities
- Six Bedrooms And Three Luxury Bathrooms
- Principal Bedroom And Second Bedroom With Extensive Fitted Wardrobes And Ensuite
- Four Remaining Bedrooms Serviced Via Family Bathroom
- Landscaped And Private Walled Rear Garden Accessed Via Side Gated Entrance And Two Sets Of French Doors Off Kitchen / Dining / Family Room With Full Patio Area

ENTRANCE HALLWAY

WC

LIVING ROOM

20' 0" x 13' 1" (6.10m x 3.99m)

SITTING ROOM

17' 1" x 13' 11" (5.21m x 4.24m)

OFFICE/GYM

23' 7" x 14' 11" (7.19m x 4.55m)

KITCHEN/DINING/FAMILY ROOM

32' 6" x 26' 3" (9.91m x 8.00m)



UTILITY ROOM ONE

13' 1" x 12' 2" (3.99m x 3.71m)

UTILITY ROOM TWO

14' 9" x 5' 9" (4.50m x 1.75m)

BOILER ROOM

FIRST FLOOR

PRINCIPAL BEDROOM

17' 3" x 16' 5" (5.26m x 5.00m)

ENSUITE

8' 0" x 3' 9" (2.44m x 1.14m)

BEDROOM TWO

14' 1" x 13' 9" (4.29m x 4.19m)

ENSUITE

9' 4" x 6' 3" (2.84m x 1.91m)

BEDROOM THREE

16' 5" x 13' 1" (5.00m x 3.99m)

BEDROOM FOUR

13' 1" x 12' 2" (3.99m x 3.71m)

BEDROOM FIVE

12' 2" x 10' 6" (3.71m x 3.20m)

BEDROOM SIX

12' 0" x 11' 7" (3.66m x 3.53m)

BATHROOM

9' 8" x 7' 9" (2.95m x 2.36m)

TOTAL SQUARE FOOTAGE

361.6 sq.m (3892 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED PRIVATE GARDEN WITH PATIO AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, some curtains and light fittings, underfloor heating, garden shed and fitted wardrobes in five bedrooms.

ADDITIONAL INFORMATION

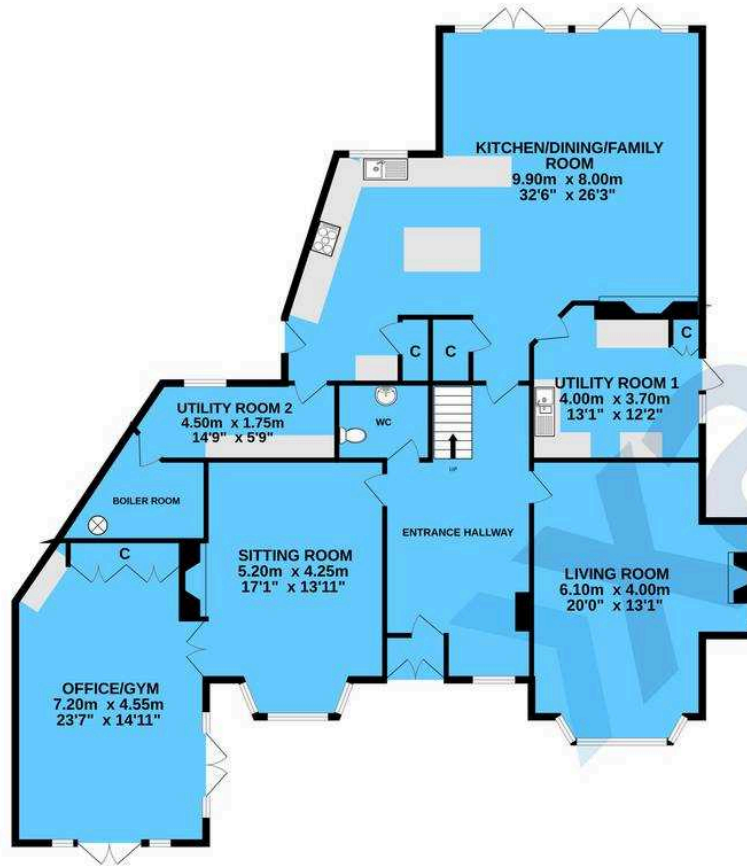
Services - water meter, mains gas, electricity and sewers. Broadband - Vodafone - fibre optic. Loft space - with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 361.6 sq.m. (3892 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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