



Station Road, Dorridge

Guide Price £1,600,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Rarely does the opportunity arise to own a property of such distinction and character as this exquisite seven-bedroom Victorian detached residence. Situated within a prime location with easy walking access to Dorridge Station and local schools, this property offers a unique blend of historical charm and modern convenience.

Approaching the property, you are greeted by a large in and out driveway, setting the tone for the grandeur that awaits within. The architectural details of this period home are truly remarkable, with ornate coving, high ceilings, and beautifully crafted skirting boards throughout.



The interior layout of the property provides a versatile canvas for the discerning buyer, with ample opportunity for extension and improvement, subject to obtaining the necessary planning permissions. The grand entrance hallway leads to three generously proportioned reception rooms including formal living room, dining room and family room, plus a large conservatory, breakfast kitchen, utility room, and cellar, offering a wealth of living space for family gatherings and entertaining.



The seven bedrooms are distributed over two floors, offering flexibility for a variety of living arrangements. The property also boasts a stunning landscaped south westerly facing rear garden, providing a private sanctuary to relax and unwind. The garden enjoys a private backdrop onto St George and St Teresa School, ensuring a peaceful and secluded setting.

Further enhancing the appeal of this exceptional property is a four-car garage located to the side, providing secure parking and additional storage space.

In summary, this property presents a rare opportunity to own a piece of history with the potential to create a bespoke living space tailored to individual preferences. With its prime location, impressive architectural features, and extensive living accommodation, this Victorian gem offers a truly unique proposition for those seeking a distinguished residence in a sought-after area. Viewing is highly recommended to fully appreciate the character and potential of this exceptional 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: G

Tenure: Freehold





- Extremely Rare Opportunity To Purchase A Seven Bedroom Victorian Detached Property
- Located Within Easy Walking Distance To Dorridge Station And All Local Schools
- Set Within A Superb Plot And Behind A Large In And Out Driveway
- Boasting Many Features Associated With A Property Of This Period Including Ornate Coving, High Ceilings And Skirting Boards
- Outstanding Potential For Extension And Improvement Subject To The Necessary Planning Permissions
- Grand Entrance Hallway Leading To Three Large Receptions Rooms, Conservatory, Breakfast Kitchen, Utility And Cellar
- Seven Bedrooms Set Over Two Floors
- Stunning Landscaped And Private South Westerly Facing Rear Garden Backing Onto St George And St Teresa School
- Four Car Garage To Side Of Property

PORCH

ENTRANCE HALLWAY

WC

7' 5" x 4' 5" (2.25m x 1.35m)

LIVING ROOM

16' 5" x 13' 0" (5.00m x 3.95m)

DINING ROOM

13' 0" x 12' 4" (3.95m x 3.75m)

FAMILY ROOM

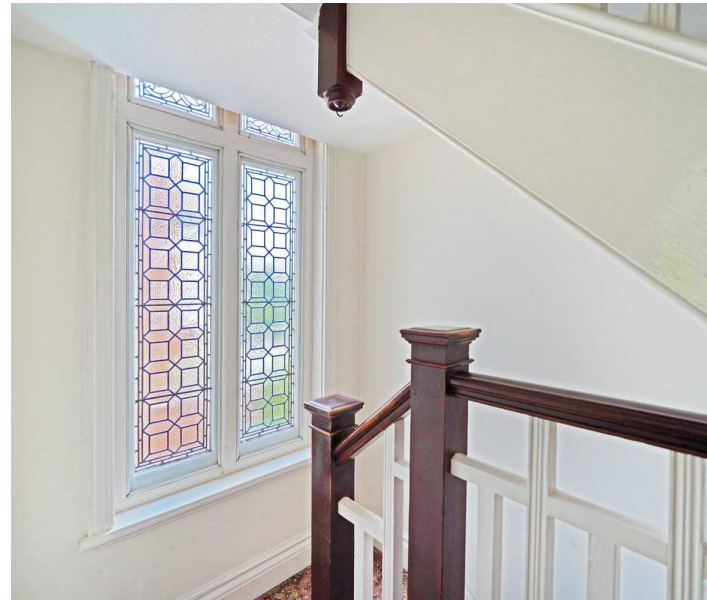
13' 0" x 12' 0" (3.95m x 3.65m)

CONSERVATORY

23' 0" x 19' 8" (7.00m x 6.00m)

BREAKFAST KITCHEN

14' 9" x 12' 10" (4.50m x 3.90m)





PANTRY

UTILITY ROOM

12' 10" x 7' 7" (3.90m x 2.30m)

SIDE PASSAGE

WC

5' 1" x 3' 3" (1.55m x 1.00m)

CELLAR

15' 11" x 12' 0" (4.85m x 3.65m)

FIRST FLOOR

BEDROOM ONE

16' 5" x 13' 1" (5.00m x 4.00m)

BEDROOM TWO

13' 1" x 12' 0" (3.98m x 3.65m)

BATHROOM

7' 10" x 7' 5" (2.40m x 2.25m)

BEDROOM THREE

11' 6" x 9' 8" (3.50m x 2.95m)

BATHROOM WITH SAUNA

13' 1" x 11' 6" (4.00m x 3.50m)

SEPARATE WC

SECOND FLOOR

BEDROOM FOUR

13' 5" x 12' 8" (4.10m x 3.85m)

BEDROOM FIVE

13' 0" x 11' 6" (3.95m x 3.50m)

BEDROOM SIX

9' 2" x 8' 0" (2.80m x 2.45m)

BEDROOM SEVEN

9' 10" x 5' 7" (3.00m x 1.70m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 296.0 sq.m. = 3186 sq.ft. approx.

OUTSIDE THE PROPERTY**PRIVATE SOUTH WESTERLY FACING REAR GARDEN****A FOUR CAR GARAGE**

28' 8" x 13' 11" (8.75m x 4.25m)

ITEMS INCLUDED IN SALE

Free standing cooker, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings, a garden shed, a greenhouse and an electric garage door.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

Broadband - Virgin. Loft space - which is boarded.

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.

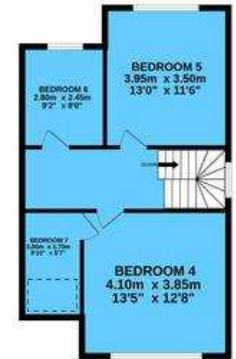


BASEMENT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



TOTAL FLOOR AREA: 296.0 sq.m. (3186 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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