



Temple Road, Dorridge

In Excess of £1,000,000

xact  
EXCLUSIVE





## PROPERTY OVERVIEW

An exceptional opportunity presents itself with this large three-bedroom detached bungalow located on a premier road boasting immense potential. Situated within the tranquil surroundings of a private road, this property is set behind a large driveway, offering both privacy and comfort.

This property is not just a residence, but a canvas awaiting transformation with planning permission in place for a striking 7,000 square foot house. (Planning number PL/2022/00208/MINFDW)

Upon entering, you are greeted by a spacious layout designed for both functionality and elegance. The living quarters consist of three generously proportioned double bedrooms, each uniquely appointed and serviced by two well-appointed bathrooms, one of which is en-suite. Whether providing a tranquil retreat or a space for guests, these bedrooms offer versatility and comfort.





The heart of this home lies within the inviting kitchen area, featuring a breakfast kitchen and a separate spice kitchen/utility room. Equipped for culinary endeavours, these spaces cater to the needs of a discerning chef while ensuring convenience and efficiency in meal preparation.

Entertaining is effortlessly facilitated with two expansive reception rooms, providing ample space for gatherings and relaxation. An additional conservatory offers a serene setting overlooking the rear garden.

Practical aspects have not been overlooked, with the property boasting a double garage alongside ample parking facilities, ensuring convenience for residents and visitors alike. The property's unique positioning affords an ideal balance of seclusion and accessibility, making it a truly coveted residence in the area.

In conclusion, this property offers a rare opportunity to create a bespoke living space within a prestigious location. With its current structure serving as a solid foundation for future development, this bungalow invites you to realise your vision of a grand, spacious home in a private and exclusive setting. Embrace the potential and make this property your signature residence in this coveted neighbourhood.





## 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





- Large Three Bedroom Detached Bungalow On A Premier Road
- Planning Permission For A 7,000 Square Foot House
- Set Behind A Large Driveway On A Private Road
- Three Double Bedrooms Serviced By Two Bathrooms One Of Which Is En-Suite
- Breakfast Kitchen & Separate Spice Kitchen / Utility Room
- Two Large Reception Rooms & An Additional Conservatory
- Benefiting From Double Garage & Ample Parking
- Within Walking Distance Of Dorridge Train Station With Regular Trains To Birmingham And London



**ENTRANCE PORCH**

**ENTRANCE HALL**

**WC / CLOAKROOM**

5' 11" x 4' 11" (1.80m x 1.50m)

**KITCHEN / BREAKFAST ROOM**

16' 1" x 11' 6" (4.90m x 3.50m)

**SPICE KITCHEN / UTILITY ROOM**

16' 1" x 7' 7" (4.90m x 2.30m)

**DINING ROOM**

19' 2" x 15' 1" (5.85m x 4.60m)

**LIVING ROOM**

21' 4" x 15' 5" (6.50m x 4.70m)

**PRINCIPAL BEDROOM**

22' 10" x 14' 9" (6.95m x 4.50m)

**ENSUITE**

9' 4" x 6' 5" (2.85m x 1.95m)

With a bath, overhead shower and underfloor heating.

**BEDROOM TWO**

18' 3" x 11' 6" (5.55m x 3.50m)

**BEDROOM THREE**

18' 3" x 11' 6" (5.55m x 3.50m)

**SHOWER ROOM**

11' 2" x 6' 7" (3.40m x 2.00m)

With underfloor heating.

**CONSERVATORY**

13' 1" x 12' 6" (4.00m x 3.80m)

**INTEGRAL DOUBLE GARAGE**

17' 9" x 16' 1" (5.40m x 4.90m)

With additional loft space above the garage.

**TOTAL SQUARE FOOTAGE**

228.8 sq.m (2463 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, dishwasher and underfloor heating.

**ADDITIONAL INFORMATION**

Services - mains water, sewers and electricity. Gas central heating. Broadband - TBC. Loft space - partially boarded with ladder access.

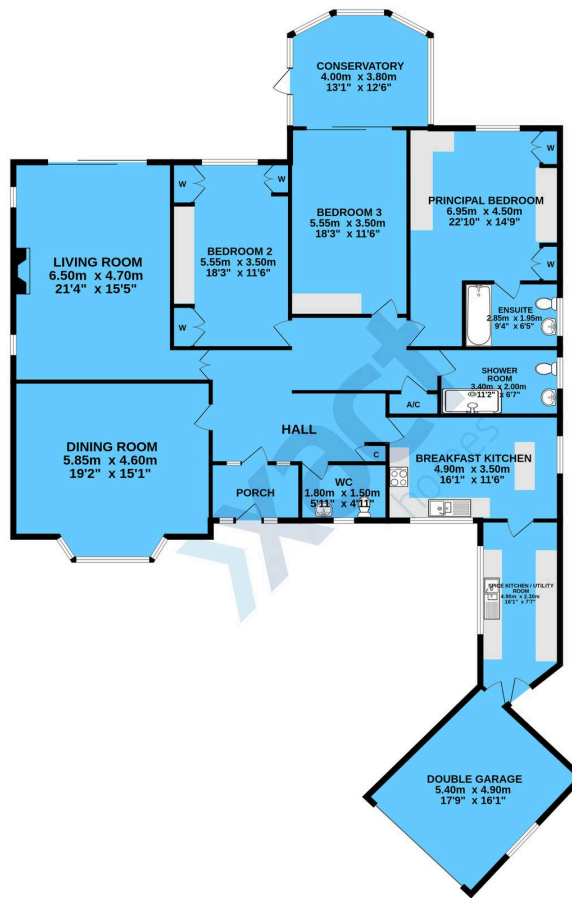
**INFORMATION FOR POTENTIAL BUYERS**

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



TOTAL FLOOR AREA: 228.8 sq.m. (2463 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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**Xact Homes**

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