



Manor Road, Dorridge

Guide Price £1,000,000

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PROPERTY OVERVIEW

An opportunity for a discerning purchaser to live on the prestigious Manor Road in the heart of Dorridge. On a bold corner plot is this brand newly refurbished four-bedroom, three-bathroom family home that has been finished to an exacting standard. Offering a blend of luxurious and contemporary living spaces with high-end finishes, and versatile accommodation - ideal for entertaining. Set behind a large landscaped driveway there is extensive parking in addition to a large double garage. The bright entrance hallway leads to the main living areas, complete with solid herringbone flooring, shaker doors and designer radiators. The large shaker style kitchen is complete with granite work surfaces, porcelain floor tiling and integrated Neff appliances and hot tap. There is a matching utility room with extensive storage and access to the side. An airy dining area has full height windows to the front, opening straight into the kitchen. The dual aspect lounge overlooks the rear and is flooded with natural light, with sliding patio doors leading to the south-facing garden, creating a seamless indoor-outdoor living experience. Additionally, there is a study and Guest WC.





Upstairs, four generously sized bedrooms await, each with built-in wardrobes. Two of the bedrooms benefit from newly installed luxury en-suites, while there is also a modern family bathroom with full height porcelain tiling and designer fittings. To the rear of the property lies a large south-facing garden which also wraps around the side of the house with additional access to the double garage. A large and well maintained lawn compliments the lateral patio area. The property's corner plot position ensures privacy and plenty of outdoor space. There is outstanding potential for a ground floor rear and side extension, loft conversion, garage conversion etc (STPP). Located within walking distance to Dorridge Station and all of Dorridge's amenities, this property offers the perfect balance of convenience and luxury living. Available chain free!

- Offered To The Market With No Upward Chain
- Fully Refurbished Four Bedroom, Three Bathroom Property Located On A Generous Corner Plot With Scope For Extension (STPP)
- Set Behind A Large Gravel Driveway, With A Double Garage & Ample Driveway Parking
- Large Dual Aspect New Fitted Kitchen/Breakfast Room & Utility
- Large Lounge With Sliding Patio Doors Onto The South Facing Garden & And Study To The Front Of The Property
- Four Well Proportioned Bedrooms Which Are Serviced By Modern Bathrooms Two Of Which Are En-Suite
- Large South Facing Garden Mainly Laid With Lawn & Large Patio
- Set On The Prestigious Manor Road & Located In The Heart Of Dorridge
- Within Walking Distance To Dorridge Station & Amenities





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



ENTRANCE HALLWAY

WC

LOUNGE

17' 9" x 14' 2" (5.41m x 4.32m)

STUDY

9' 4" x 4' 10" (2.84m x 1.47m)

DINING ROOM

15' 6" x 11' 1" (4.72m x 3.38m)

KITCHEN/BREAKFAST ROOM

14' 8" x 11' 5" (4.47m x 3.48m)

UTILITY

8' 6" x 6' 7" (2.59m x 2.01m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 6" x 11' 10" (4.42m x 3.61m)

ENSUITE

6' 10" x 6' 3" (2.08m x 1.91m)

BEDROOM TWO

13' 11" x 9' 5" (4.24m x 2.87m)

ENSUITE

7' 2" x 4' 9" (2.18m x 1.45m)

BEDROOM THREE

8' 9" x 8' 0" (2.67m x 2.44m)

**BEDROOM FOUR**

12' 0" x 9' 9" (3.66m x 2.97m)

FAMILY BATHROOM

8' 3" x 6' 10" (2.51m x 2.08m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LARGE GARDEN WITH PATIO AREA**

Extensive landscaped gardens, south facing, with patio area and side access

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Loft space - part boarded.



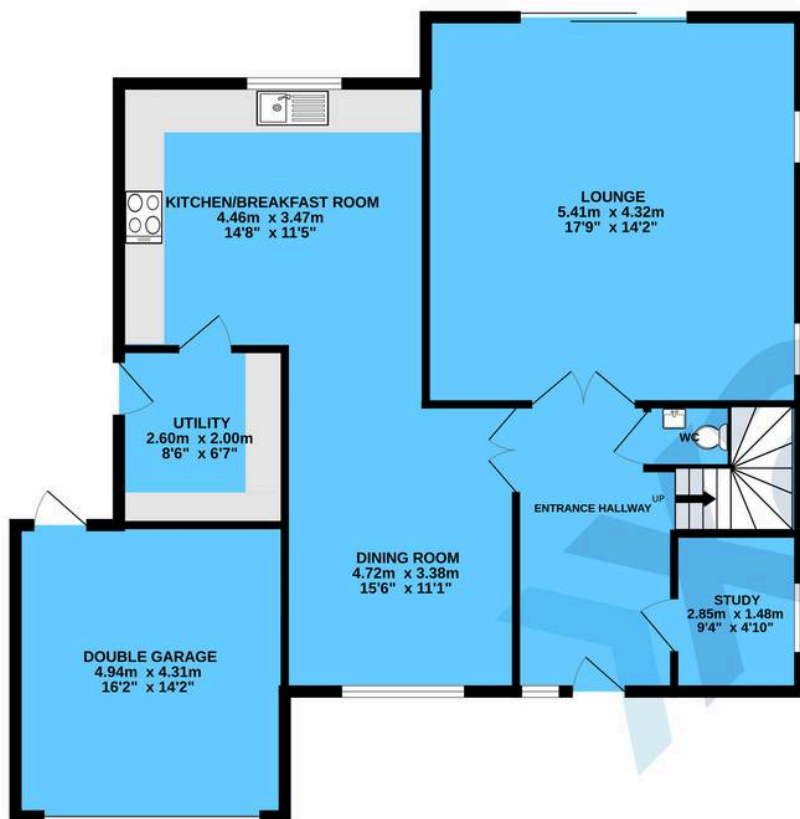
INFORMATION FOR POTENTIAL BUYERS

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.

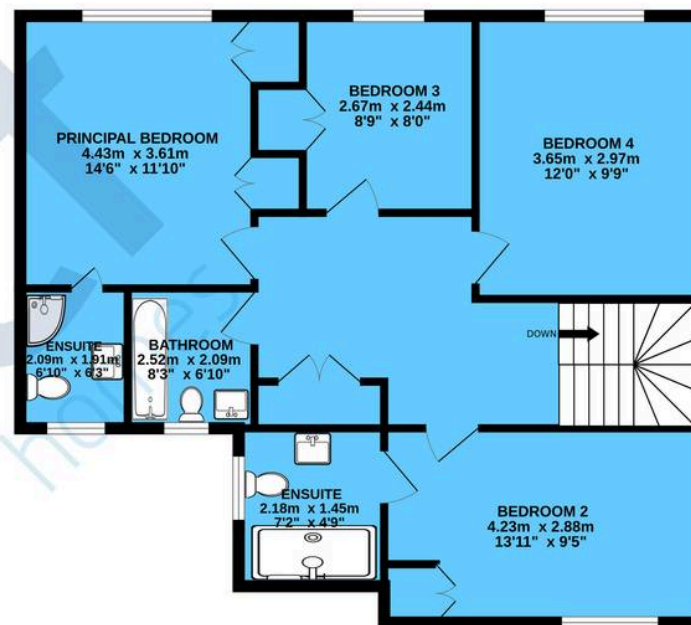
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GROUND FLOOR



1ST FLOOR



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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