



Warren Drive, Dorridge

Guide Price £1,500,000





PROPERTY OVERVIEW

Presenting a rare opportunity to acquire this immaculate five-bedroom detached house located within a quiet cul-de-sac just off the prestigious Dorridge Triangle and offered to the market with the benefit of NO UPWARD CHAIN. Situated behind a wide frontage, the property boasts ample parking to the driveway, as well as a double garage, ensuring convenience and ease of access for residents and guests alike. This stunning residence has been significantly extended to create a spacious family home that exudes elegance and charm. The ground floor comprises two reception rooms, ideal for entertaining, along with a remarkable open-plan kitchen/dining and family room. Enhanced with underfloor heating and bi-fold doors leading to the rear patio, this space perfectly blends style and functionality. Additionally, a recently installed gazebo adds a touch of luxury to the outdoor area. Ascending to the first floor, you will find five well-appointed bedrooms and three luxurious bathrooms. The principal bedroom stands out with its semi-vaulted ceiling, large walk-in wardrobe, and lavish ensuite, offering a private sanctuary for relaxation and comfort.





Downstairs and conveniently located off the kitchen/dining and family room is a utility room that provides seamless access to the double garage, making household chores a breeze. The landscaped south-easterly facing rear garden is a peaceful retreat, featuring a full-width patio area, a well-maintained lawn, and a useful storage shed at the rear boundary, catering to various outdoor activities and storage needs. Perfectly positioned within walking distance to Dorridge Station and local schools, this property offers a convenient and enviable lifestyle for families. With its desirable location and exceptional amenities, this home presents an unparalleled opportunity to experience luxurious living in a coveted neighbourhood. Don't miss the chance to make this exquisite property your own and schedule a viewing today to appreciate the beauty and elegance of this remarkable family home.

- Stunning Five Bedroom Detached Property Located Within A Quiet Cul-De-Sac Just Off The Dorridge Triangle
- Set Behind A Wide Frontage With Ample Parking To Driveway And Leading To Double Garage
- Significantly Extended To Provide A Spacious Family Home Consisting Of Two Reception Rooms Plus A Stunning Open Plan Kitchen / Dining And Family Room
- Five Bedrooms And Three Luxury Bathrooms To First Floor With Principal Bedroom Affording A Semi Vaulted Ceiling, Large Walk In Wardrobe And Luxury Ensuite
- Magnificent Open Plan Kitchen / Dining And Family Room With Underfloor Heating, Bi-Fold Doors To Rear Patio And Recently Installed Gazebo
- Utility Conveniently Located Off Kitchen And Leading Into Double Garage
- Landscaped South Easterly Facing Rear Garden With Full Width Patio Area, Mainly Laid With Lawn And Useful Storage Shed To Rear Boundary
- Fantastic Location Within Walking Distance To Dorridge Station And All Local Schools





ENTRANCE HALLWAY

WC

LIVING ROOM

24' 0" x 13' 5" (7.32m x 4.09m)

STUDY

11' 1" x 9' 9" (3.38m x 2.97m)

KITCHEN/DINING & FAMILY ROOM

36' 3" x 16' 4" (11.05m x 4.98m)

UTILITY ROOM

9' 8" x 4' 0" (2.95m x 1.22m)

INTEGRAL DOUBLE GARAGE

18' 8" x 16' 1" (5.69m x 4.90m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 1" x 15' 1" (5.51m x 4.60m)

ENSUITE

10' 7" x 6' 8" (3.23m x 2.03m)

WALK IN WARDROBE

BEDROOM TWO

15' 9" x 12' 9" (4.80m x 3.89m)

ENSUITE

10' 1" x 6' 8" (3.07m x 2.03m)

BEDROOM THREE

11' 4" x 11' 1" (3.45m x 3.38m)

**BEDROOM FOUR**

10' 11" x 8' 0" (3.33m x 2.44m)

BEDROOM FIVE

10' 10" x 8' 11" (3.30m x 2.72m)

BATHROOM

11' 4" x 6' 6" (3.45m x 1.98m)

TOTAL SQUARE FOOTAGE

236.6 sq.m (2547 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED REAR GARDEN WITH FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, underfloor heating, garden shed, electric garage door, all carpets, curtains and blinds, some light fittings, CCTV, car charging point (fitted 2023) and fitted wardrobes in five bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).



INFORMATION FOR POTENTIAL BUYERS

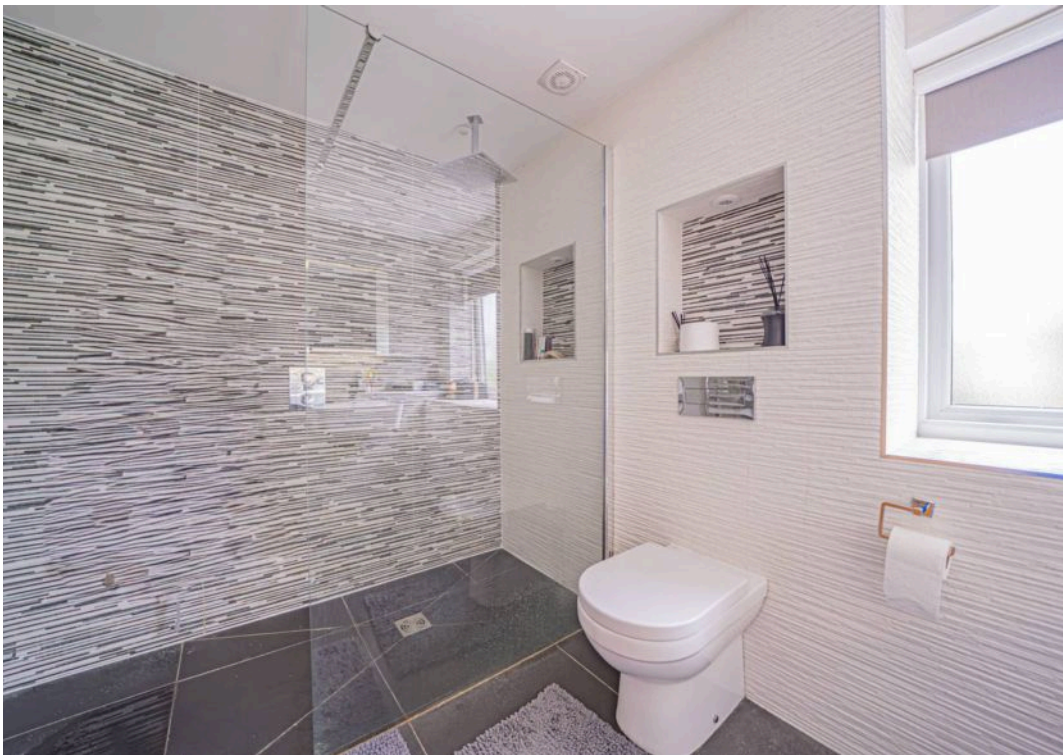
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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.

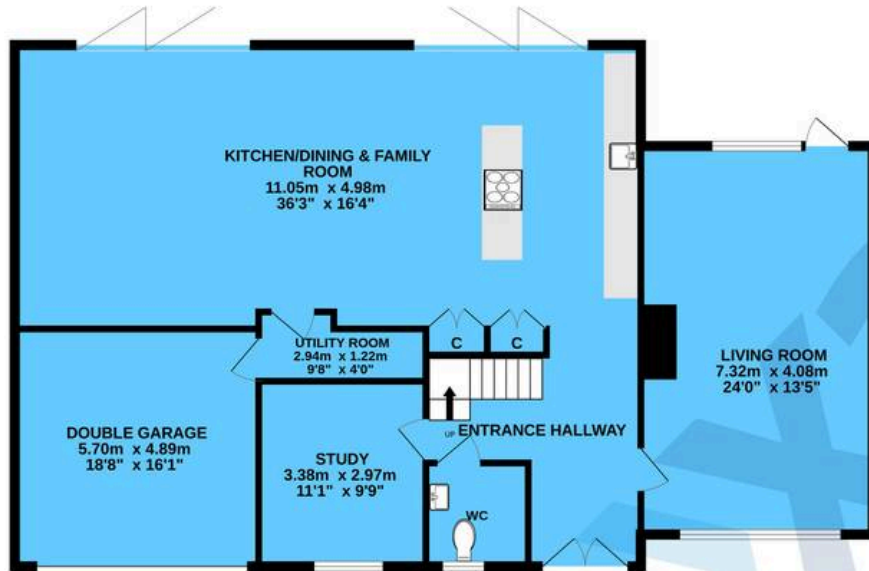
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



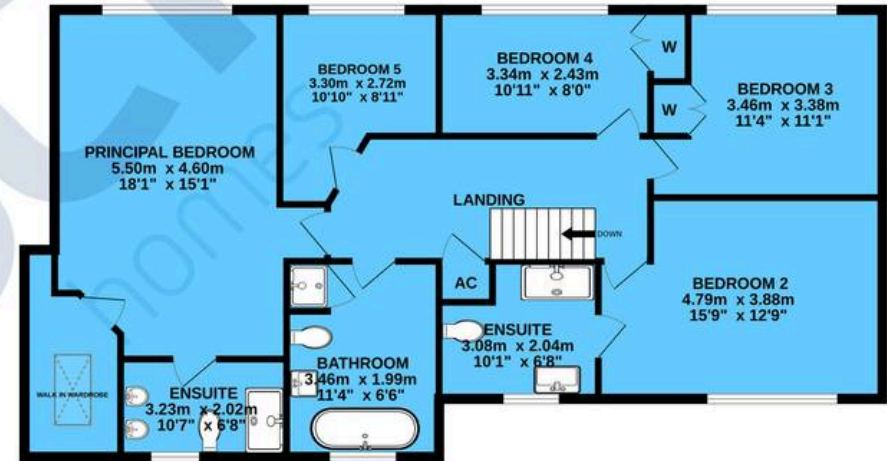




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 236.6 sq.m. (2547 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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