



Avenue Road, Dorridge

Guide Price £2,250,000

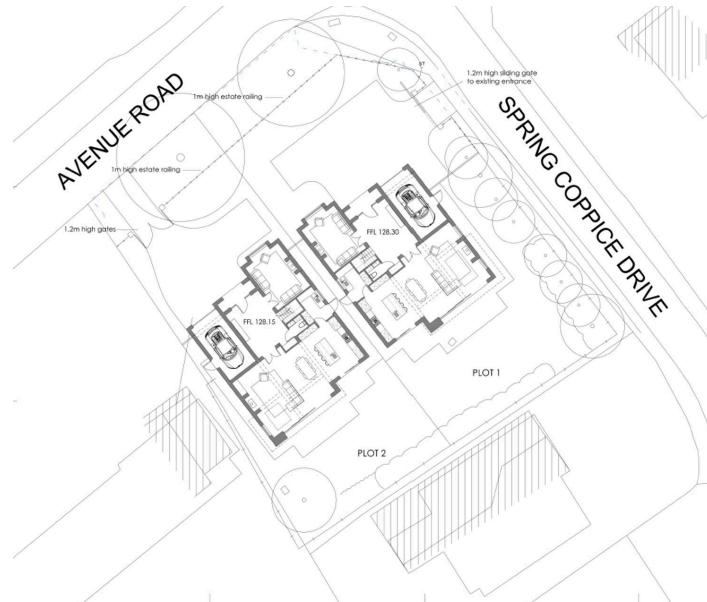
xact
EXCLUSIVE





PROPERTY OVERVIEW

****An outstanding opportunity exists to purchase a plot with full planning permission, in the renowned Dorridge Triangle. The completed stunning five king-sized bedroom home extends to just under 4,000 square feet, is presented to the market with a purchase price of £2.25M. To secure this exciting new build opportunity, an incumbent buyer can purchase the plot for £750,000 and enter into a 'Build Out Agreement' with the existing owner for the construction. This agreement offers a substantial Stamp Duty saving versus purchasing the property at full price on completion. The payment schedule outlines the £1.5M, spread throughout the build's timeframe c.15-18 months. The opportunity exists to personalise certain aspects of the interior specification, subject to agreement with the developer, which makes this opportunity truly unique to make this property your home****



Set over three floors, the accommodation is thoughtfully designed, featuring a grand entrance hallway that leads to a large and full-width open plan kitchen/dining and family area, complete with full-width sliding glass doors that create a seamless connection to the rear aspect.



The bespoke SieMatic kitchen is a true focal point, enhanced by a featured stone worktop and premium Miele appliances, making it ideal for both every-day living and entertaining. Additional ground floor accommodation includes a separate spacious living room, a practical utility room off the kitchen, and a guest cloakroom, all designed with easy modern family living in mind. Upstairs, features five king-sized bedrooms, each with its own luxurious ensuite facilities, ensuring comfort and privacy for every member of the household. With a separate study and a cinema room for relaxation and entertainment, this home truly offers the perfect blend of contemporary luxury and every-day convenience in a prime location. The property is further enhanced by a private south-easterly facing rear garden. The front aspect features a resin driveway with electric gates and a garage equipped with an electronically controlled 'up and over' Hormann sectional garage door operated by Bluetooth Bisecure Supramatic opener for secure and convenient access. With its meticulous attention to detail, high-end finishes, and spacious, versatile layout, this is a rare chance to secure a truly special family residence in one of the area's most desirable addresses. Contact us today for further information or to arrange a private consultation regarding this outstanding new build opportunity.





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: TBD

Tenure: Freehold



- Unique Opportunity To Purchase A Highly Desirable Plot And To Build A New Premium Detached Home, c.4,000 Square Feet, Fully Project Managed
- Located On The Highly Sought After Avenue Road Within The Dorridge Triangle
- Significant Stamp Duty Saving
- Full Planning Permission Granted
- Option to Personalise Interior
- Large And Full Width Open Plan Kitchen/Dining & Family Area, Separate Living Room, Utility, Guest Cloakroom
- Five Stunning Bedrooms All With Dedicated Ensuite Facilities Plus Study and Cinema Room
- South Easterly Facing Private Rear Garden
- Own Gated Driveway Entrance
- A Short Walk To Dorridge Station, Local Schools And Amenities



PORCH

GRAND ENTRANCE HALLWAY

18' 0" x 12' 5" (5.49m x 3.79m)

WC

LIVING ROOM

15' 11" x 12' 5" (4.85m x 3.79m)

KITCHEN/DINING & FAMILY AREA

37' 2" x 20' 1" (11.32m x 6.13m)

UTILITY ROOM

11' 5" x 5' 7" (3.48m x 1.69m)

FIRST FLOOR

BEDROOM ONE

13' 3" x 12' 5" (4.03m x 3.79m)

ENSUITE

9' 11" x 9' 10" (3.02m x 3.00m)

DRESSING AREA

BEDROOM TWO

12' 5" x 10' 3" (3.79m x 3.12m)

ENSUITE

10' 0" x 4' 7" (3.05m x 1.40m)

DRESSING AREA

BEDROOM THREE

12' 5" x 11' 11" (3.79m x 3.62m)

ENSUITE

12' 6" x 8' 3" (3.81m x 2.52m)



BEDROOM FOUR

12' 4" x 9' 10" (3.77m x 3.00m)

ENSUITE

8' 8" x 4' 11" (2.65m x 1.51m)

DRESSING AREA

SECOND FLOOR

STUDY

14' 0" x 9' 11" (4.26m x 3.01m)

CINEMA ROOM

13' 6" x 12' 5" (4.12m x 3.78m)

BEDROOM FIVE

15' 3" x 9' 7" (4.66m x 2.92m)

ENSUITE

7' 10" x 7' 2" (2.40m x 2.18m)

DRESSING AREA

11' 2" x 7' 2" (3.41m x 2.18m)

WC

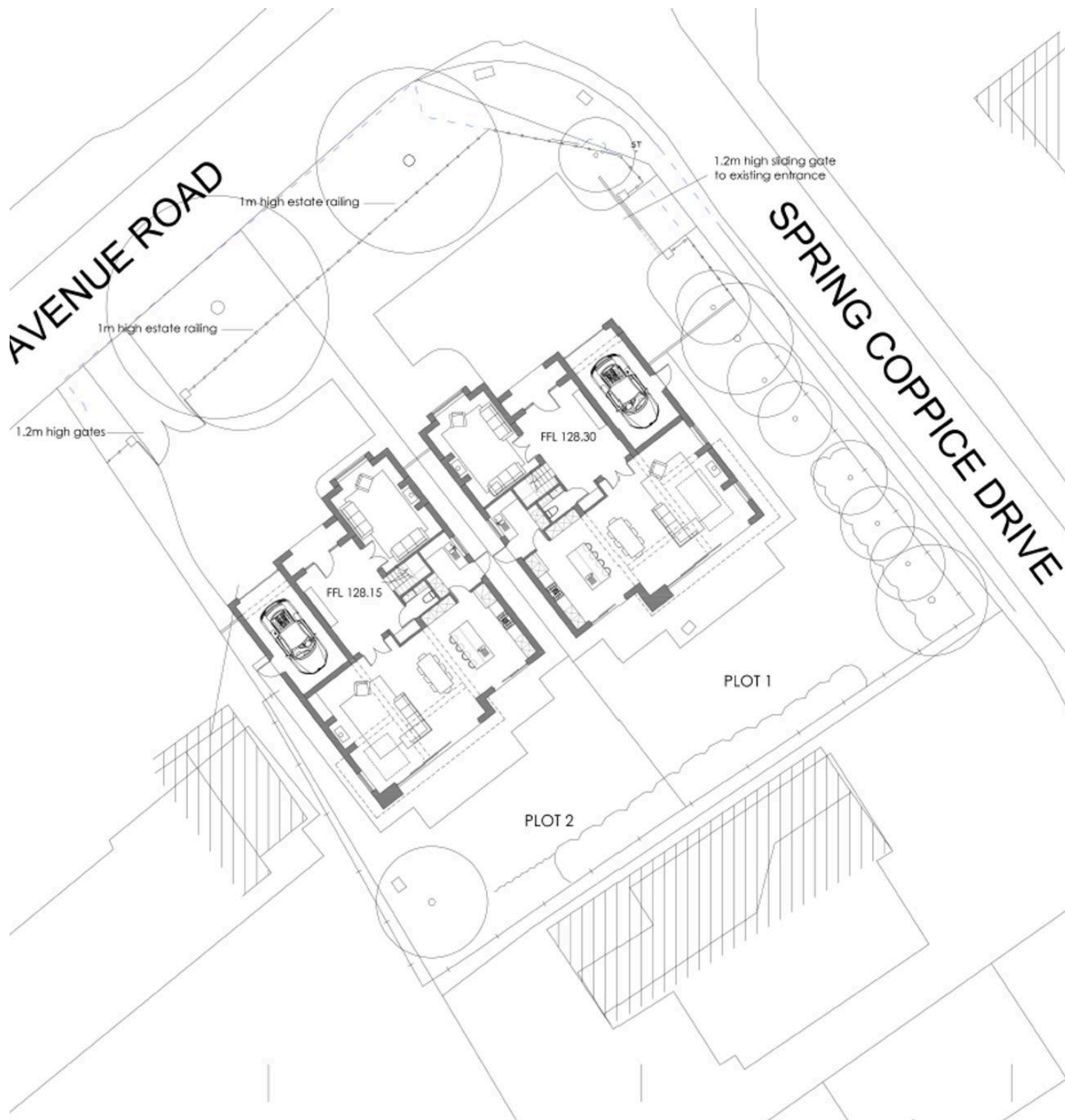
OUTSIDE THE PROPERTY

GARAGE

19' 7" x 10' 0" (5.97m x 3.05m)

LANDSCAPED GARDEN

RESIN DRIVEWAY



ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers.

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.

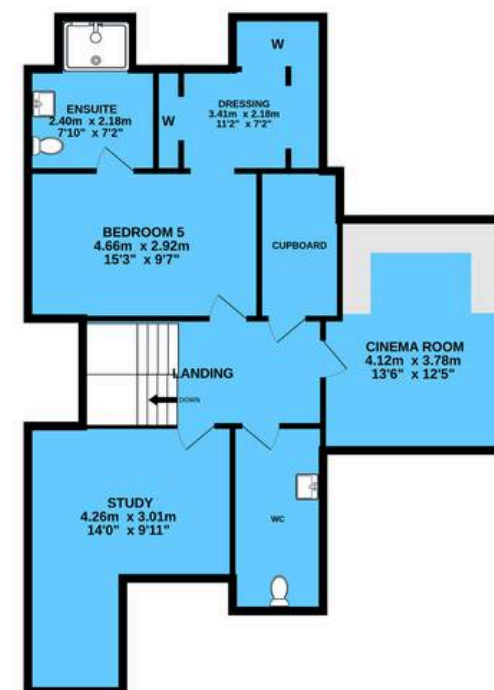
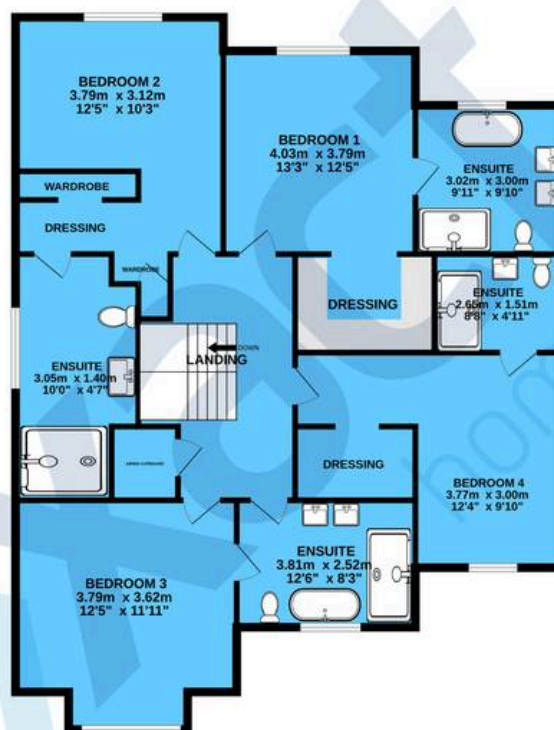
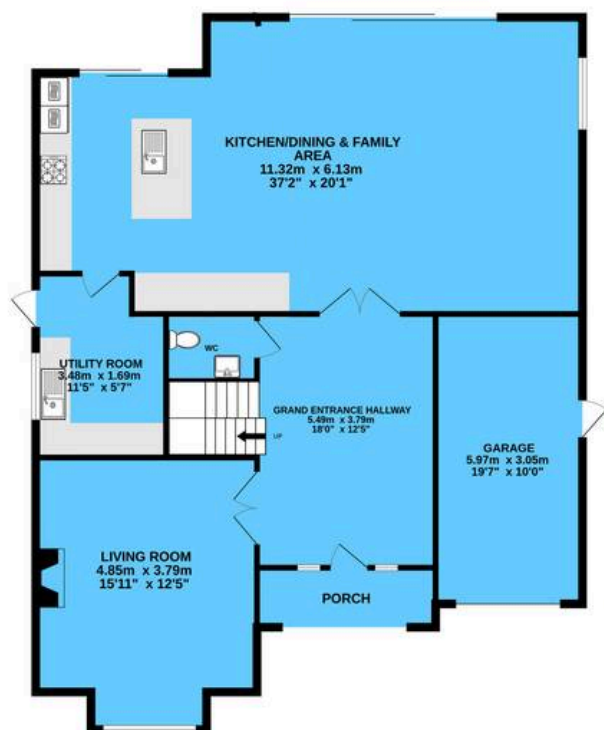
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

2ND 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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