



Rodborough Road, Dorridge

Guide Price £2,250,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Nestled on a highly sought-after road in Dorridge, this magnificent five-bedroom detached property exudes elegance and sophistication. Set behind a large in and out driveway the property has been meticulously remodelled, extended and renovated to the highest standard and offers luxury living at its finest. Underfloor heating is also afforded to the ground floor accommodation.

Upon entry, a grand hallway welcomes you, featuring a guest cloakroom, boot room, and access to all ground floor accommodations. The interior has been thoughtfully redesigned to create an outstanding family home, boasting four reception rooms including a study, sitting room/snug, family room conveniently located off the kitchen and recently constructed gymnasium overlooking the rear garden.

The heart of the home lies in the exceptional open-plan kitchen/breakfast and living room, showcasing a recently updated kitchen with a central breakfast bar, fitted corner table and chairs, and a large concealed utility area. This space is ideal for both entertaining guests and every-day living.

Upstairs, the property boasts five double bedrooms and three luxurious bathrooms.



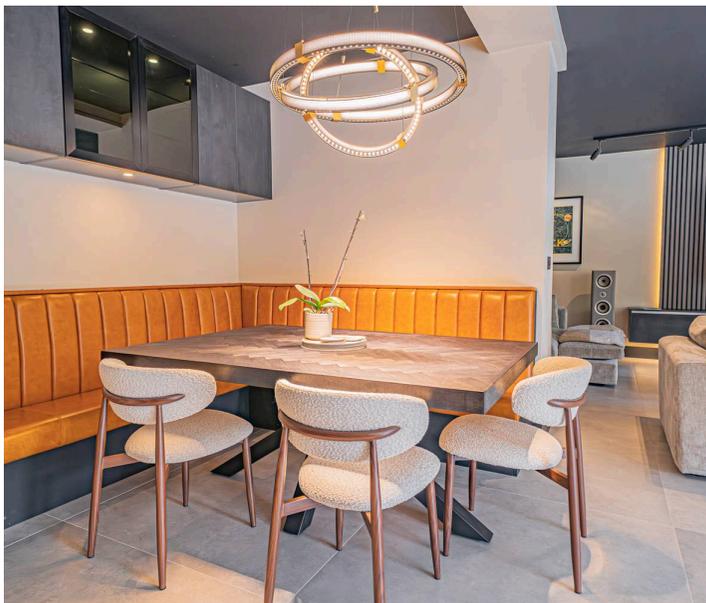


The principal bedroom is a haven of relaxation, complete with a bespoke fitted walk-in dressing room, a spacious en suite bathroom, and access to a private balcony. Bedrooms two and three share a deluxe Jack and Jill en suite, while bedrooms four and five are serviced by a lavish family bathroom and also offer balcony access.

Additional highlights of this home include a double garage with access via a rear lobby, a downstairs shower room, and a convenient plant room.

Outside, the south-facing landscaped rear garden provides a private sanctuary, with a full-width patio accessed through bi-fold doors from the kitchen, perfect for al fresco dining and entertaining.

With its impeccable design, spacious interiors, and high-end finishes, this property offers a luxurious retreat for the discerning buyer seeking a refined lifestyle in an enviable location.





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: H

Tenure: Freehold



- Magnificent Five Bedroom Detached Property Set Upon A Highly Sought After Road In Dorridge
- Significantly Extended And Improved And Finished To The Highest Standard Throughout, With Underfloor Heating To Ground Floor
- Large Grand Hallway With Guest Cloakroom, Boot Room And Access To All Ground Floor Accommodation
- Internally Remodelled To Provide An Outstanding Family Home Including Four Reception Rooms, Including Study, Sitting Room / Snug, Family Room And Gymnasium
- Outstanding Open Plan Kitchen / Breakfast And Living Room Featuring A Recently Updated Kitchen With Central Breakfast Bar / Fitted Corner Table And Chairs And Hidden Utility
- Five Double Bedrooms And Three Luxury Bathrooms, Principal Bedroom With Bespoke Fitted Walk In Dressing Room And Large Luxury Ensuite & Access To Balcony
- Bedrooms Two And Three With Luxury Jack & Jill Ensuite
- Bedrooms Four And Five Serviced Via Luxury Family Bathroom And Also With Balcony Access
- Double Garage Accessed Via Rear Lobby With Downstairs Shower Room And Plant Room
- South Facing Landscaped And Private Rear Garden With Full Width Patio Accessed Via Bi-Fold Doors Leading From Kitchen



GRAND HALLWAY

WC

6' 10" x 4' 3" (2.09m x 1.29m)

BOOT ROOM

6' 10" x 5' 0" (2.09m x 1.52m)

STUDY

8' 0" x 14' 9" (2.43m x 4.49m)

SITTING ROOM/SNUG

16' 8" x 13' 7" (5.08m x 4.15m)

KITCHEN/BREAKFAST & LIVING ROOM

40' 10" x 24' 3" (12.45m x 7.39m)

FAMILY ROOM

13' 6" x 13' 3" (4.12m x 4.04m)

UTILITY ROOM

6' 10" x 15' 8" (2.08m x 4.77m)

GYM

19' 1" x 15' 6" (5.81m x 4.72m)

REAR LOBBY

6' 2" x 6' 6" (1.87m x 1.99m)

SHOWER ROOM

5' 11" x 6' 6" (1.80m x 1.99m)

PLANT ROOM

5' 4" x 6' 7" (1.62m x 2.00m)

INTEGRAL DOUBLE GARAGE

18' 3" x 22' 9" (5.56m x 6.93m)



FIRST FLOOR

PRINCIPAL BEDROOM

15' 6" x 12' 6" (4.73m x 3.81m)

DRESSING ROOM

7' 3" x 16' 11" (2.20m x 5.15m)

ENSUITE

7' 10" x 10' 8" (2.38m x 3.24m)

BALCONY

16' 7" x 10' 1" (5.05m x 3.07m)

BEDROOM TWO

14' 1" x 12' 1" (4.28m x 3.69m)

JACK & JILL BATHROOM

10' 5" x 5' 3" (3.17m x 1.59m)

BEDROOM THREE

14' 4" x 12' 0" (4.36m x 3.67m)

BEDROOM FOUR

9' 7" x 10' 11" (2.92m x 3.34m)

BEDROOM FIVE

9' 11" x 14' 10" (3.02m x 4.53m)

BATHROOM

11' 10" x 5' 3" (3.60m x 1.61m)

TOTAL SQUARE FOOTAGE

405 sq.m (4364 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN WITH FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, Liebherr fridge/freezer, underfloor heating, garden shed, all carpets, curtains and blinds, some light fittings, CCTV and car charging point.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises). Loft space - part boarded.

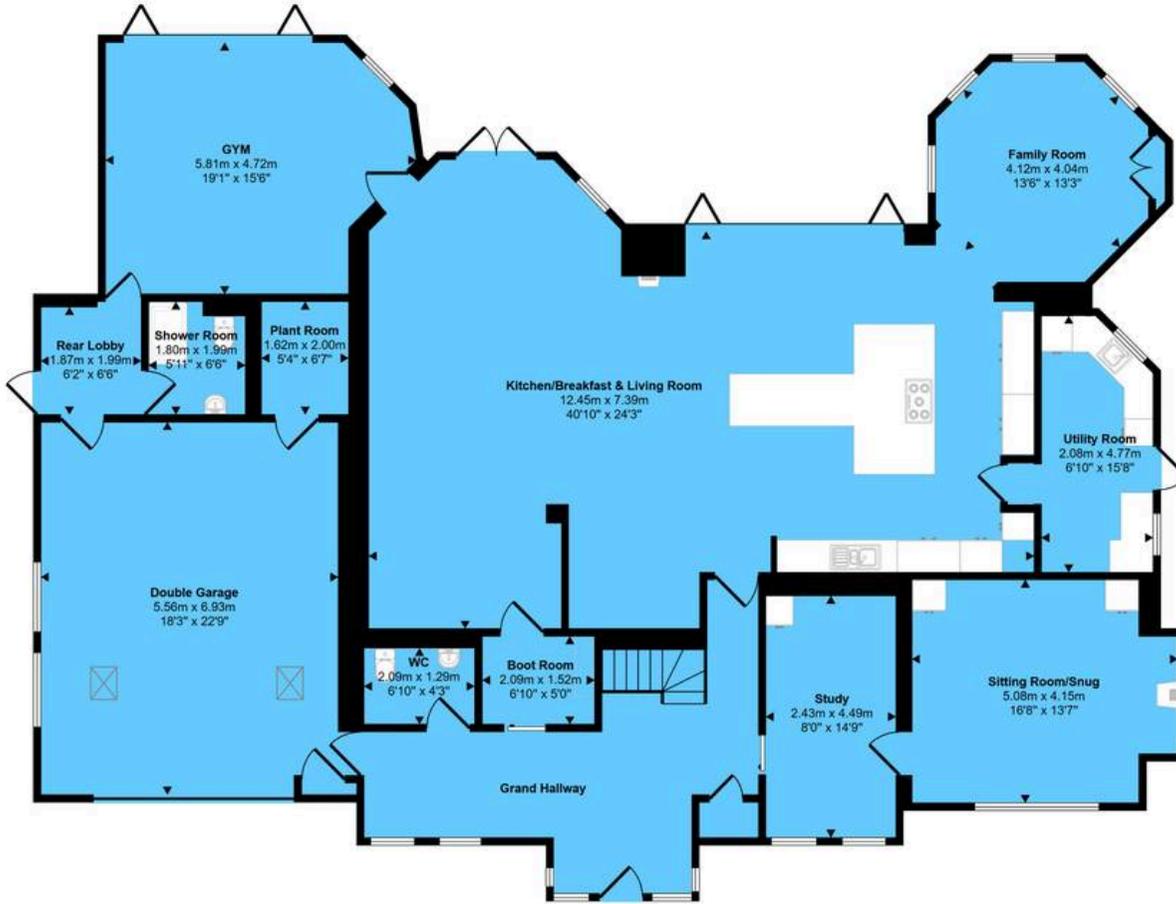
INFORMATION FOR POTENTIAL BUYERS

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.
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.





Approx Gross Internal Area
405 sq m / 4364 sq ft



Ground Floor
Approx 265 sq m / 2857 sq ft

First Floor
Approx 140 sq m / 1507 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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