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YOUR PREMIUM AGENT

**17 AVENUE ROAD  
DORRIDGE  
B93 8LD**

Impressive five bedroom detached home within Dorridge's golden triangle, just a five minute walk from the train station, offering beautifully finished accommodation across three floors, with electric gates, open plan family living, landscaped garden and a superb top floor principal suite.

# 17 AVENUE ROAD

Set within one of Dorridge's most desirable residential areas, this impressive five bedroom detached home offers beautifully finished accommodation across three floors, designed with modern family life in mind.

Approached through electric sliding gates, the home has a real sense of privacy from the outset. Inside, a thoughtfully planned layout includes a spacious hallway, lounge, study space and a superb open plan kitchen, dining and family area, with bi fold doors opening directly onto the private landscaped garden.

Across the upper floors are five well proportioned bedrooms, including a standout principal suite occupying the entire second floor, complete with fitted storage, a walk-in dressing room and spacious en-suite bathroom.

Finished to an immaculate standard throughout, the property also benefits from underfloor heating to the ground floor, air conditioning to the principal suite, an integrated sound system and a comprehensive security system.





A double door entrance opens into a spacious hallway, immediately giving the home a smart and welcoming feel. The layout works well for family life, with a lounge to the front, providing a quieter reception room that could be used as a children's space or evening retreat. There is also a downstairs WC and a separate flexible room, ideal for use as a home office, study or playroom depending on the needs of the household.

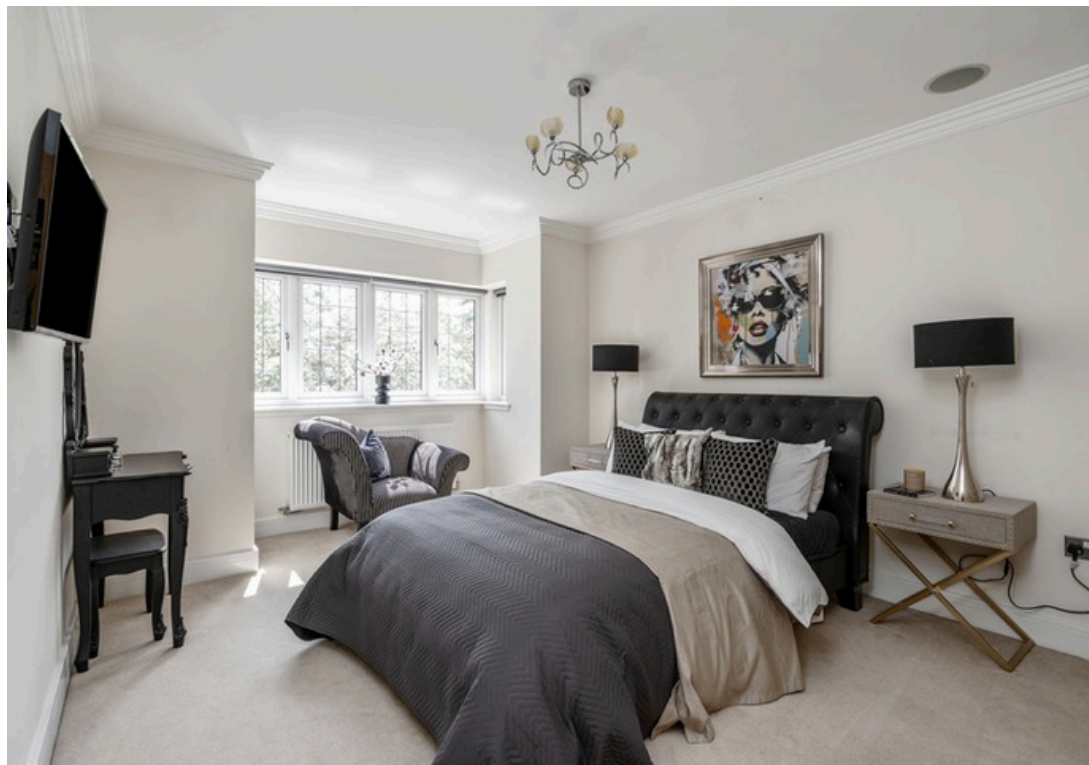
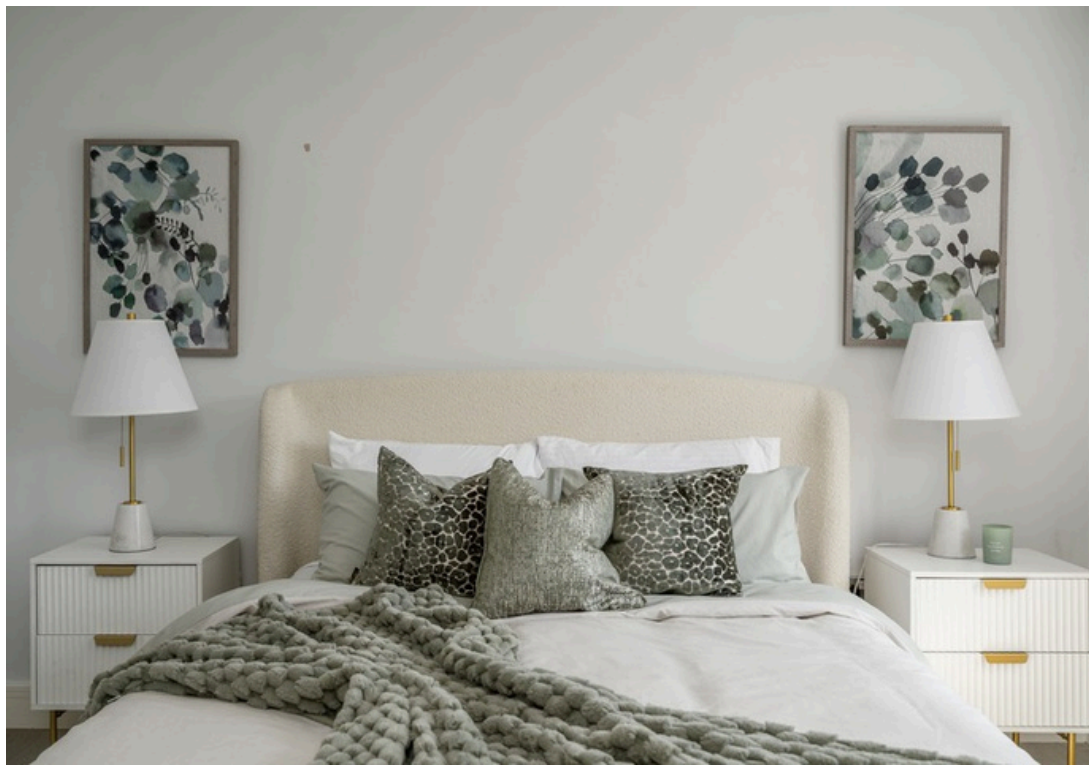
To the rear of the property, double doors lead into the open plan kitchen, dining and family area. This is a standout space, designed around a large central island with sleek cabinetry, integrated appliances and generous room for both dining and relaxed seating. Bi fold doors open onto the rear garden, allowing the space to feel bright, sociable and well connected to the outdoors.

A hidden utility room is neatly concealed behind secret doors, keeping the main kitchen area clean and uncluttered while still offering practical storage and workspace.









The first floor provides four beautifully presented double bedrooms, each with built-in wardrobes and a beautifully finished. Two of the bedrooms have their own modern en-suite shower rooms, the larger of the two enjoying its own Juliet balcony, making them well suited to older children, guests or extended family. The remaining bedrooms are served by a spacious family bathroom, fitted with a freestanding bath, separate double shower and a media unit with television.

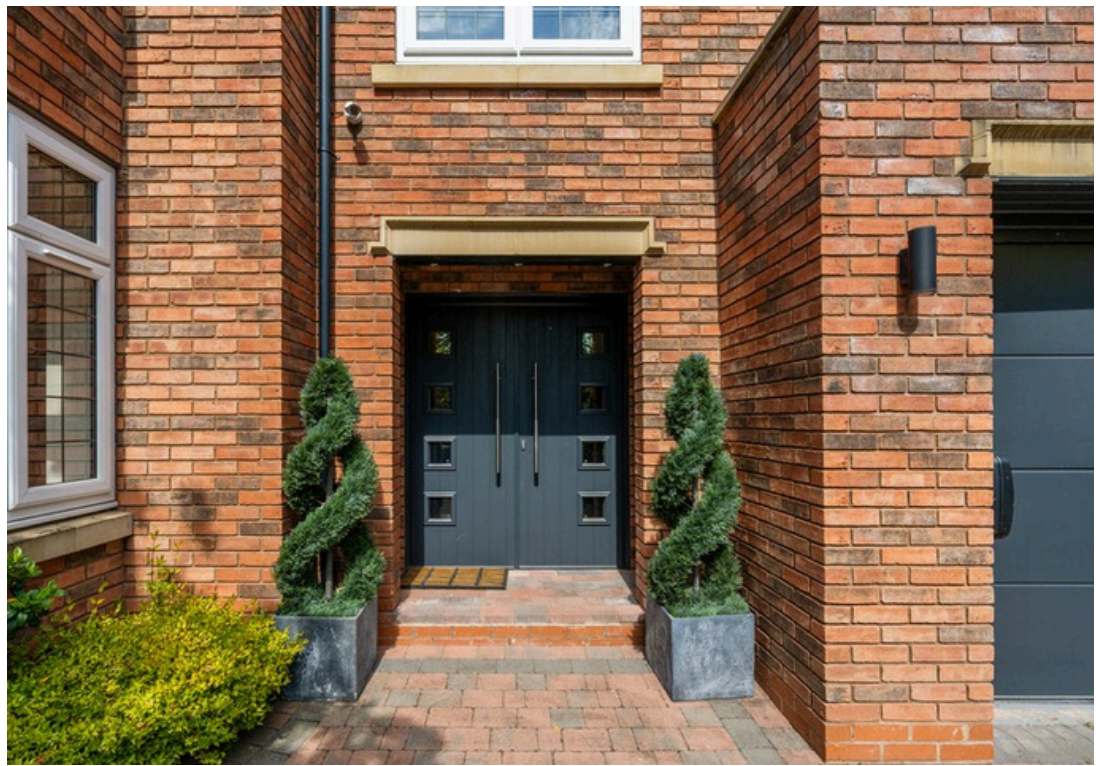




The top floor is dedicated entirely to the principal suite, creating a private space away from the rest of the accommodation. The bedroom itself is generous, with ample fitted storage and a walk-in dressing room. The en-suite bathroom has been finished to a high standard, with a bath, his and hers sinks, double shower and WC.

Air conditioning adds further comfort to this room, making it a practical and peaceful retreat throughout the year. The overall bedroom layout gives the property real flexibility for family living.



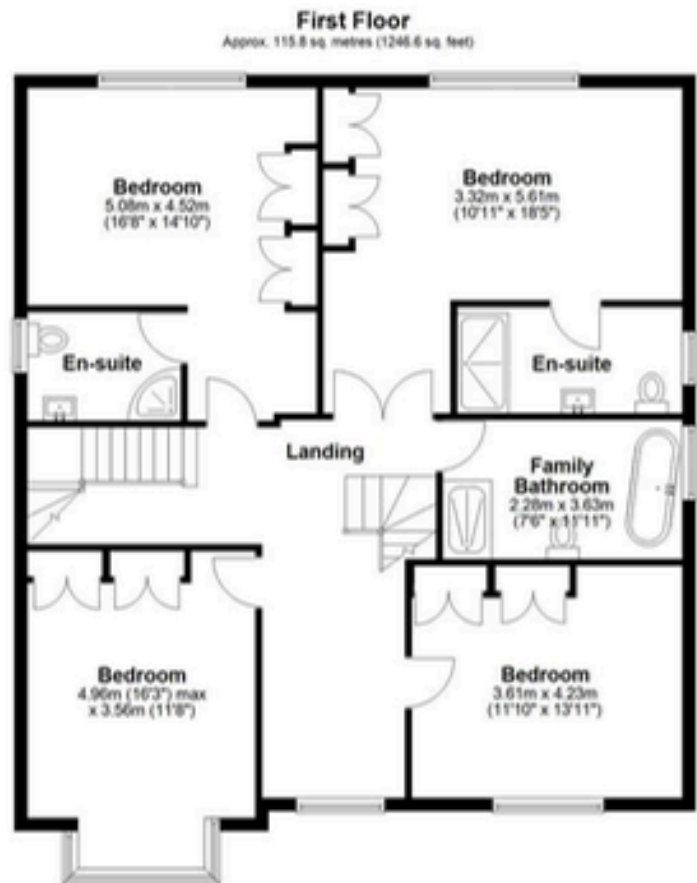




The property is set behind electric sliding gates, with a private driveway providing parking for several vehicles. This secure approach gives the home a sense of privacy while also offering plenty of practical space for day-to-day parking.

The rear garden has been thoughtfully landscaped and is well suited to both family life and entertaining. Directly accessible from the open plan kitchen, dining and family area, it includes paved seating zones, a feature fire pit and a well maintained lawn. The arrangement allows for outdoor dining, relaxed seating and open space for children to play. The garage provides further storage ,adding to the practicality of the home. Together, the outside space, driveway and garage give the property a well balanced mix of presentation, function and privacy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 327.8 sq. metres (3528.2 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

## FEATURES

- Outstanding Golden Triangle Location
- Five Impressive Double Bedrooms
- Fabulous Principal Suite to the Top Floor
- Expansive Open Plan Kitchen Living Dining Space
- Underfloor Heating to Ground Floor
- Private Gated Entrance
- Generous Landscaped Garden
- 5 Minute Walk to Dorridge Train Station
- NO UPWARD CHAIN

**SIZE** Total - 3,528 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN BOROUGH COUNCIL – H**

## SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

## BROADBAND

Type	Max download speed	Max upload speed
Superfast	42 Mbps	8 Mbps
Ultrafast	1800 Mbps	1000 Mbps

**Network in the area:** OpenReach, CityFibre, Virgin Media

## MOBILE

**Network in the area:** EE - 89%, Vodafone - 89%, 3 - 66%, O2 - 78%

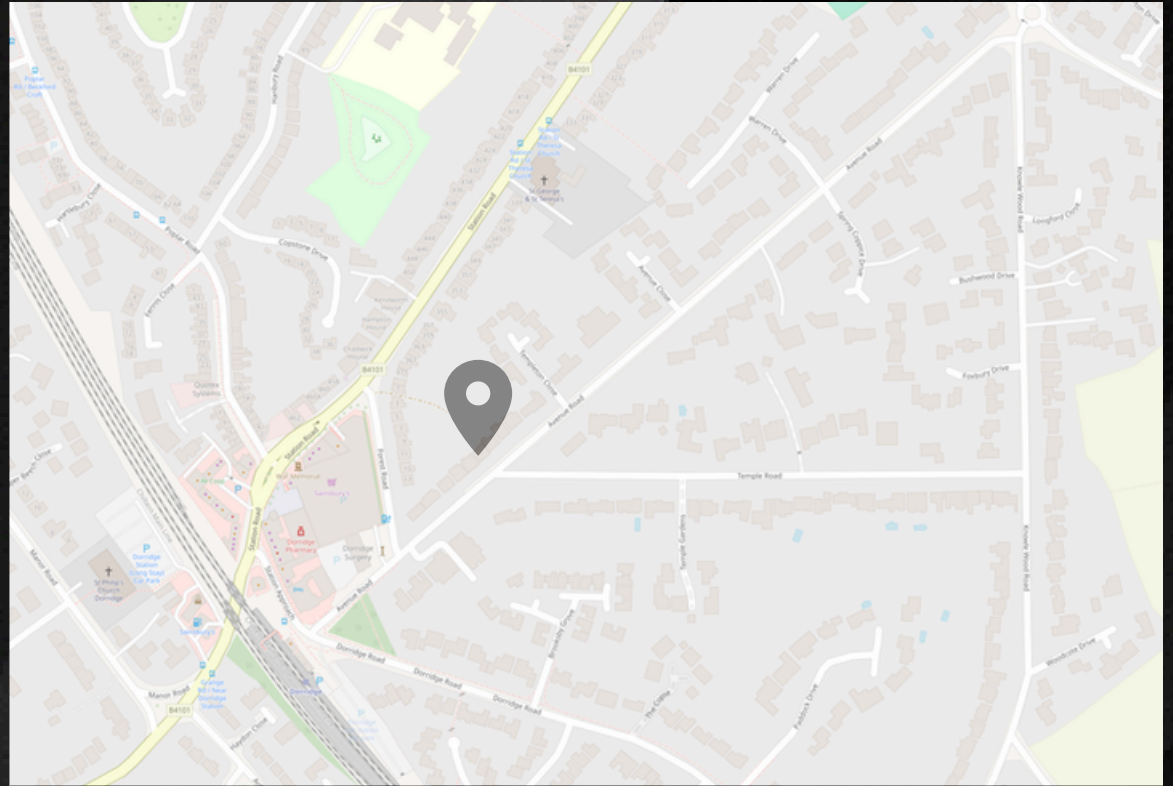
## PARKING

Private/Gated Driveway for 3 Cars & Large Integral Garage

**FLOOD RISK** Low Flood Risk

**COVENANTS** N/A

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



## LOCATION

Dorridge is one of the area's most sought after villages, offering local convenience, green surroundings and excellent transport links. The village centre includes a Sainsbury's Superstore, independent shops, cafés, restaurants and Dorridge train station, with direct rail links to Birmingham and London.

The area is well served for leisure and sport, with Knowle and Dorridge Cricket and Tennis Club, Copt Heath Golf Club, Old Silhillians Rugby Club, private gyms and open countryside nearby.

Families have access to Dorridge Infant and Junior School, with further schooling in nearby Knowle, including Arden Academy. Solihull is also within easy reach, offering a wider choice of shops, restaurants, schools and leisure facilities.

For commuters, there is convenient access to the M42 and M40, with Birmingham Airport, Birmingham International station, the NEC and Resorts World also easily accessible.

## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

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Call us on **01564 777314 (option 4)**

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