



Rodborough Road, Dorridge

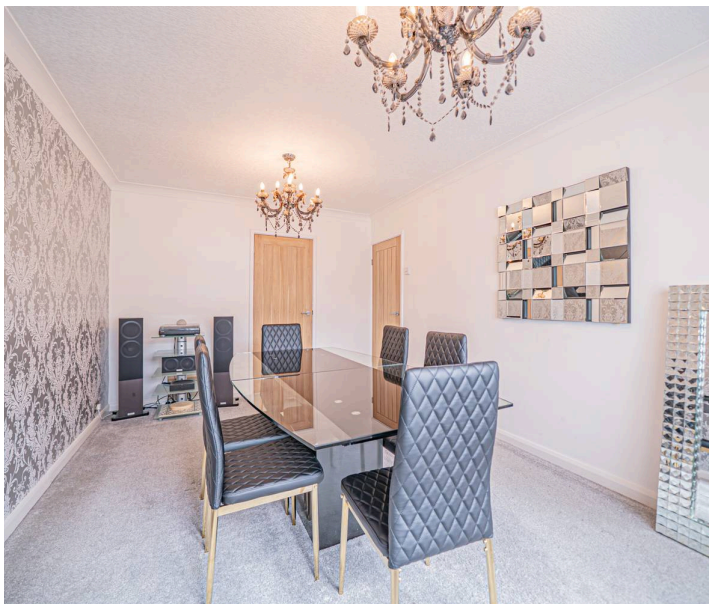
Guide Price £950,000





PROPERTY OVERVIEW

This traditional four-bedroom extended detached property, located on the highly sought-after road of Dorridge, presents a fantastic opportunity to acquire a spacious family home with no upward chain. Approaching the property, you are greeted by a large stoned in and out driveway, providing ample parking for multiple vehicles. Upon entering, the hallway leads to a guest cloakroom and three reception rooms, along with a conservatory. The dual-aspect living room opens onto the conservatory at the rear, offering a bright and airy space to relax. There is also a dining room, an office/study, and a breakfast kitchen with a large utility area. To the front is a useful garage / store. Ascending to the first floor, you will find four double bedrooms, with the principal bedroom benefiting from an en suite bathroom. The remaining bedrooms are served by a family bathroom, ensuring convenience for all residents. At the rear of the property lies a large landscaped and private garden, complete with a decked area, patio, and a summerhouse currently utilised as a gym. This outdoor space provides the perfect setting for al-fresco dining, entertaining guests, or simply unwinding in the tranquil surroundings.





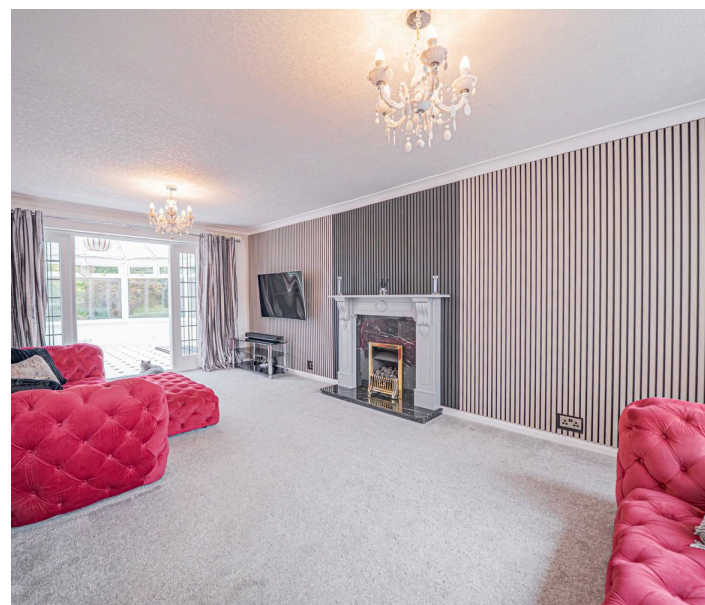
Positioned within walking distance to Dorridge Station and Village, as well as being in proximity to all local schools, this property offers both convenience and accessibility. In summary, this property is ideal for those seeking a spacious and well-appointed family home in a desirable location. With its generous living space, ample parking, and convenient access to amenities, this property presents a unique opportunity not to be missed. Viewing is highly recommended to fully appreciate all that this property has to offer.

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: F

Tenure: Freehold





PORCH

HALLWAY

WC

LIVING ROOM

21' 8" x 11' 6" (6.60m x 3.51m)

CONSERVATORY

14' 10" x 11' 6" (4.52m x 3.51m)

DINING ROOM

15' 5" x 10' 1" (4.70m x 3.07m)

BREAKFAST KITCHEN

14' 3" x 10' 1" (4.34m x 3.07m)

UTILITY ROOM

13' 8" x 8' 2" (4.17m x 2.49m)

WC

OFFICE/STUDY

13' 0" x 8' 2" (3.96m x 2.49m)

GARAGE/STORE

8' 2" x 7' 5" (2.49m x 2.26m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 8" x 8' 5" (5.69m x 2.57m)

ENSUITE

6' 3" x 3' 8" (1.91m x 1.12m)

BEDROOM TWO

11' 6" x 10' 11" (3.51m x 3.33m)

BEDROOM THREE

11' 7" x 10' 6" (3.53m x 3.20m)

BEDROOM FOUR

9' 10" x 6' 11" (3.00m x 2.11m)

**BATHROOM**

6' 7" x 5' 11" (2.01m x 1.80m)

SECOND FLOOR**STORE ROOM**

18' 8" x 9' 8" (5.69m x 2.95m)

TOTAL SQUARE FOOTAGE

191.6 sq.m (2062 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LARGE LANDSCAPED GARDEN****DECKED AREA, PATIO & SUMMER HOUSE****ITEMS INCLUDED IN THE SALE**

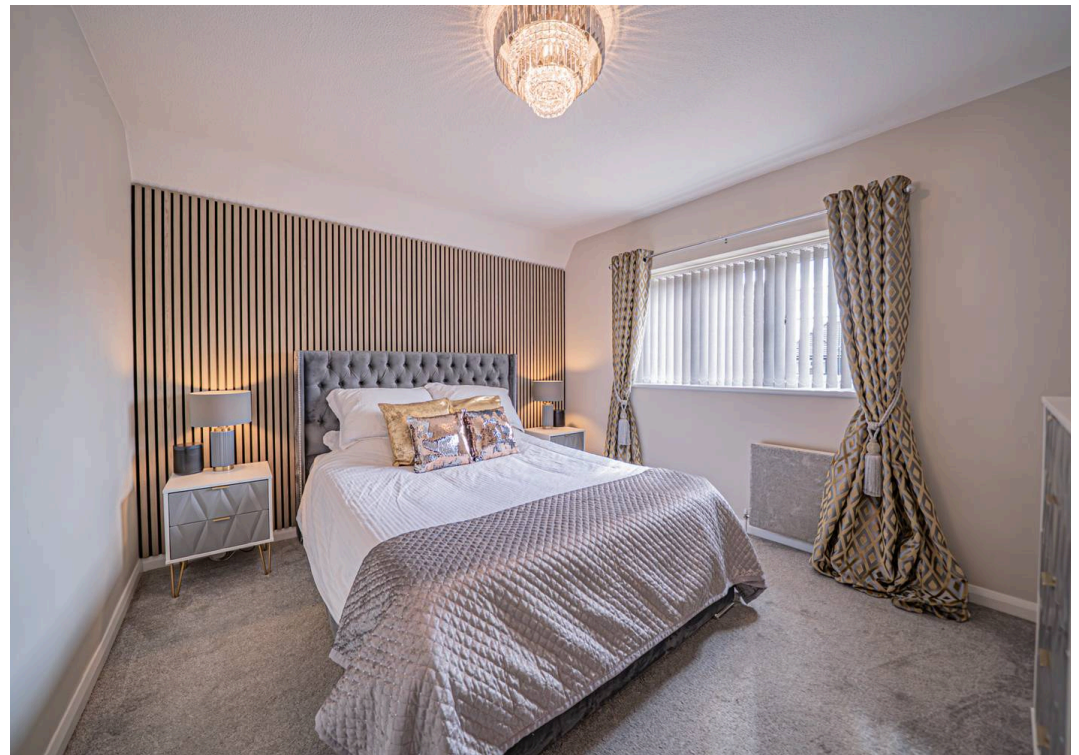
Integrated oven, integrated hob, extractor, garden shed and all carpets and blinds.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet) & FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

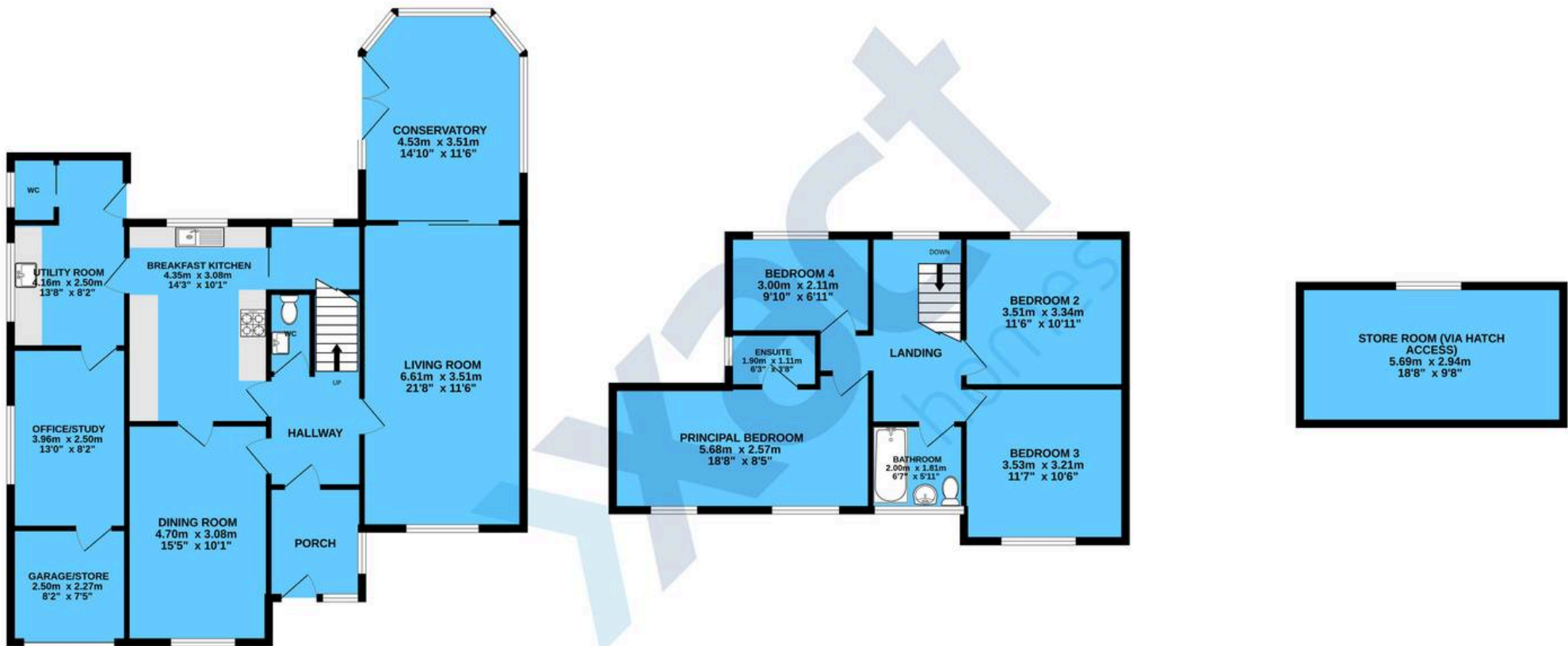
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 191.6 sq.m. (2062 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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