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84 KNOWLE WOOD ROAD
DORRIDGE
B93 8JP

An immaculate five bedroom Edwardian detached home combining striking architecture, elegant period features and generous family accommodation. Beautifully presented interiors include three welcoming reception rooms and a spacious kitchen with adjoining breakfast room, whilst an extensive private west facing garden, sweeping driveway and double garage complete this impressive family home.

84 KNOWLE WOOD ROAD

This beautifully maintained Edwardian residence offers an appealing combination of traditional architecture and comfortable modern living. The property retains an abundance of original character, from its distinctive timber detailing and elegant bay windows to decorative cornicing and feature fireplaces. Generous room proportions and a thoughtfully arranged layout provide excellent flexibility for family life, whilst the extensive south facing grounds create a wonderful sense of privacy. Further potential to convert the loft into two additional bedrooms adds to the long term appeal of this impressive home, subject to the necessary consents.









The spacious entrance hall makes a memorable first impression, with warm timber flooring, decorative cornicing and an elegant staircase setting the tone for the characterful accommodation beyond. A particularly special feature is the charming window seat, framed by painted panelling beneath tall windows, with a log burner set within an attractive fireplace alongside. This inviting corner creates a lovely spot to settle with a book or enjoy the warmth of the fire, giving the hallway a welcoming atmosphere rarely found in an entrance space.

The formal dining room offers an elegant setting for entertaining, with a deep bay window, decorative cornicing and an attractive open fireplace. To the rear, the extended sitting room provides generous space for relaxing, with a distinctive curved bay framing views across the garden, French doors opening onto the terrace and a feature gas fireplace.





The kitchen combines traditional cream cabinetry with polished granite worktops, a central breakfast island and a range style cooker. Flowing into a bright breakfast and dining area with double French doors onto the patio, it forms a sociable heart to the home, equally suited to busy family mornings and relaxed weekend gatherings. A separate utility room provides useful additional workspace and side access towards the garage.









A comfortable snug to the front of the property is personal favourite of the vendors, with a gas fireplace and fitted storage offers the perfect retreat, ideal for quieter evenings.
A guest WC and practical cloak storage complete the ground floor.





An elegant staircase rises to a spacious galleried landing, continuing the sense of character found throughout the home. There are five bedrooms, including four generously proportioned doubles and a good sized single bedroom with built in storage. The principal bedroom benefits from fitted wardrobes and attractive views over the surrounding greenery.

The family bathroom is extremely high spec, featuring a Victoria & Albert volcanic limestone freestanding bath, spacious separate shower, twin washbasins, polished worktops, underfloor heating and contemporary fittings. A further shower room provides additional convenience for family living. The substantial loft also presents potential to create two further large bedrooms, subject to the necessary consents and structural suitability.







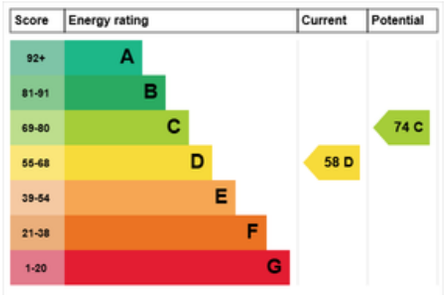








The property enjoys an impressive frontage with a sweeping driveway providing extensive off road parking and access to an attached double garage. Mature trees and established planting complement the distinctive Edwardian architecture. To the rear, a generous paved terrace provides an inviting space for outdoor dining, with direct access from the house. Beyond, an extensive west facing lawn stretches between established borders, mature trees and carefully maintained shrubs. The depth of the garden and surrounding greenery create an excellent degree of privacy, offering plenty of space for family activities, relaxation and entertaining.



Ground Floor

Approx. 160.8 sq. metres (1730.3 sq. feet)





First Floor

Approx. 113.8 sq. metres (1225.2 sq. feet)



Total area: approx. 274.6 sq. metres (2955.5 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.
Plan produced using PlanUp.

FEATURES

- Immaculate Five Bedroom Edwardian Detached Residence
- Three Generous Reception Rooms
- Impressive Entrance Hall with Log Burner
- Extended Kitchen with Granite Worktops
- Luxury Family Bathroom and Shower Room
- Extensive Private South Facing Garden
- Sweeping Driveway and Double Garage
- Potential for Two Additional Loft Bedrooms (STP)
- Walking Distance to Dorridge Station

SIZE Total - 2,955.5 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL - G

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
Standard	15 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	5500 Mbps	5500 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

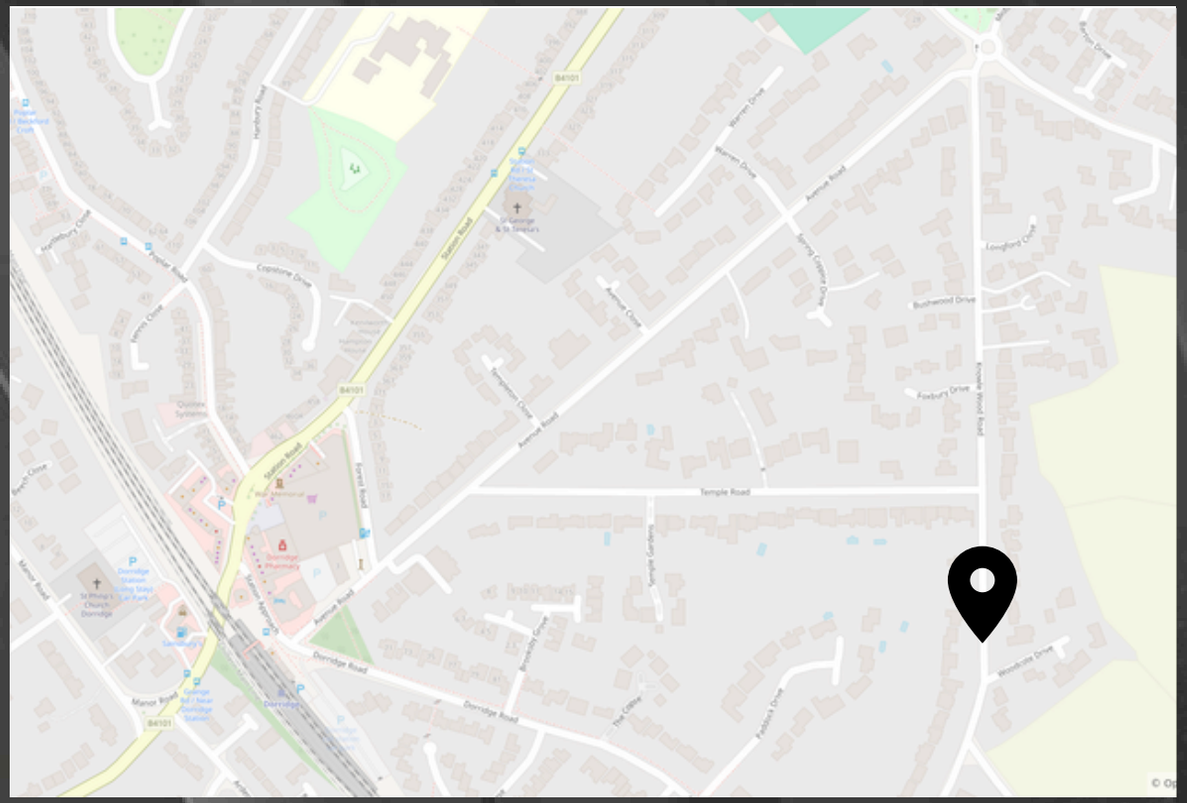
Network in the area: 02 - 87%, 3 - 86%, EE - 84%, Vodafone - 81%.

PARKING Double Garage & Driveway Parking

FLOOD RISK Very Low

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 are 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

Situated in one of Dorridge's most desirable residential settings, the property enjoys convenient access to the village centre with its selection of independent shops, cafés, restaurants and everyday amenities. Dorridge railway station provides regular services to Birmingham and London Marylebone, making the area particularly appealing for commuters.

Families are well served by highly regarded local schooling, including Dorridge Primary School and Arden Academy, subject to catchment and admission criteria. Nearby Knowle offers further independent shops, restaurants and village amenities, whilst Solihull town centre provides a wider range of shopping, leisure and entertainment facilities.

The surrounding area offers attractive countryside walks, parks and recreational facilities, alongside convenient access to the motorway network, Birmingham Airport and the NEC.

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)** www.dmandcohomes.co.uk. premium@dmandcohomes.co.uk