

AVENUE ROAD | DORRIDGE





A spectacular Arts & Crafts styled family home, offering over 5,000 sq. ft. of living space, which has been designed and finished to the highest standard by esteemed local developer.

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The impressive entrance hall provides a truly striking welcome, enhanced by a feature stone wall and an elegant oak-and-glass staircase that immediately sets the tone for the home's exceptional design.

At the heart of the ground floor is a stunning open-plan kitchen and family space, beautifully appointed with bespoke cabinetry, quartz worktops, and a full range of premium Miele appliances. Expansive bi-fold doors open seamlessly onto the rear garden, allowing natural light to flood the space and creating an effortless connection between indoor and outdoor living.

Further ground floor accommodation includes a generous drawing room with bi-fold doors to the garden, an elegant formal dining room also opening onto the rear terrace, a separate TV room, a versatile snug or home office, and a spacious utility room.



An exceptional executive residence, ideally situated in one of the area’s most sought-after locations.



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Situated on one of the most prestigious addresses within the highly sought-after Golden Triangle, in the picturesque village of Dorridge, the property is perfectly positioned to enjoy an excellent range of amenities, all within easy walking distance.



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The property benefits from high-quality finishes and features throughout, including underfloor heating to the ground floor with space-saving radiators to the first and second floors, bespoke fitted wardrobes, deep pile carpets, leaded double-glazed windows, an internal vacuum system, and an integrated Sonos sound system alongside a CCTV system controlled via iPad.



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Externally, the property is approached via automated wrought iron gates with video intercom access, leading to a block-paved driveway and beautifully landscaped, fully turfed gardens. Further features include a detached double garage with electrically operated up-and-over doors, elegant block-paved patio areas, and thoughtfully designed feature exterior lighting.



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The first floor is centred around a stunning galleried landing, beautifully illuminated by a striking feature window that fills the space with natural light. The principal bedroom suite provides a luxurious retreat, complete with an elegant en-suite bathroom and a spacious dressing room offering extensive fitted storage. Three further generously proportioned king-size bedrooms complete the first-floor accommodation.



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The property enjoys beautifully landscaped gardens to both the front and rear, enhanced by complementary planting and elegant block-paved patio areas ideal for outdoor entertaining. A detached double garage is complemented by ample driveway parking, all securely positioned behind gated access.

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Nearby, Dorridge railway station provides connectivity to Birmingham city centre and London Marylebone while the M42 allows access to the M1, M5, M6 and M40 motorways

Avenue Grange, 97a Avenue Road, Dorridge, Solihull, B93 8JU

Approximate Area 473.9 sq m / 5101 sq ft (Including Eaves / Excluding Voids)

Garage 28.6 sq m / 308 sq ft

Total 502.5 sq m / 5409 sq ft

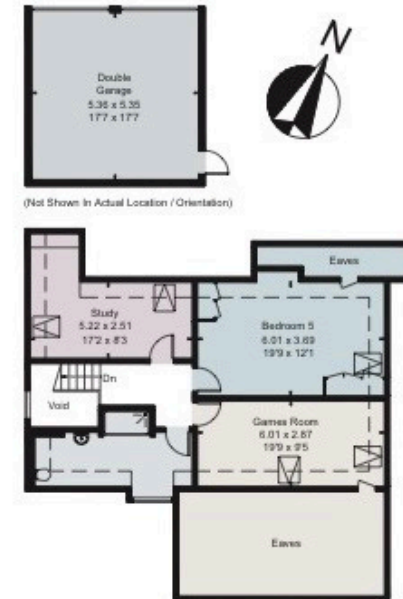
Including Limited Use Area (48.1 sq m / 518 sq ft)



Ground Floor



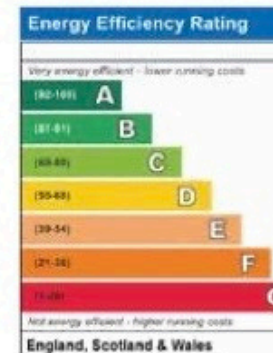
First Floor



Second Floor



(Not Shown in Actual Location / Orientation)



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HANSON PARTNERS