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**5 BUSHWOOD DRIVE
DORRIDGE
B93 8JL**

A superb four double bedroom detached family home set within a generous plot in one of Dorridge's most sought-after locations. Enjoying a quiet cul-de-sac setting, landscaped gardens, within walking distance to the station, local amenities and renowned schools.

5 BUSHWOOD DRIVE

An Exceptional Extended Four Double Bedroom Detached Family Home In A Prime Dorridge Location

Occupying a generous plot within a quiet cul-de-sac in one of Dorridge's most desirable residential locations, this exceptional extended four double bedroom detached family home offers beautifully proportioned accommodation, versatile living spaces and a superb south facing landscaped rear garden. Thoughtfully extended to create a wonderful family residence, the property provides an excellent balance of formal and informal living, perfectly suited to modern family life. Set behind a substantial tarmacadam driveway providing extensive parking and leading to a large garage, the home enjoys an attractive frontage and a private rear garden, whilst being ideally positioned within walking distance of Dorridge Station, local amenities and highly regarded schools.





A welcoming and spacious entrance hall sets the tone for this impressive home. Featuring attractive wood-effect flooring, recessed lighting and a stylish staircase, the hallway creates an excellent first impression with a wonderful sense of space and flow.

The impressive extended living and dining room forms the heart of the home, providing a superb open-plan environment for both family living and entertaining. The generous layout combines comfortable seating and dining areas, enhanced by natural light from the extensive glazing overlooking the rear garden.

A further spacious sitting room with triple aspect views provides the perfect retreat for relaxing. The elegant feature fireplace creates a charming focal point, offering a warm and cosy atmosphere during the colder months.

The versatile entertainment/games room provides a fantastic additional space, currently utilised as a home office and hobby area, but equally suited as a cinema room, games room or additional family living space.

The modern breakfast kitchen features contemporary fittings and enjoys views over the landscaped rear garden. A useful utility room provides additional storage and practicality, while a guest cloakroom completes the ground floor accommodation.







To the first floor, the property offers four generous double bedrooms, each providing excellent accommodation for family and guests. The principal bedroom benefits from fitted wardrobes, a separate walkthrough wardrobe area and a ensuite shower room, creating a comfortable private retreat. Bedroom two also enjoys the benefit of fitted wardrobes and ensuite facilities, whilst the remaining bedrooms are served by a large modern family bathroom and there is an additional separate WC. The versatile bedroom accommodation makes this an ideal home for growing families, guests or those requiring additional space for home working.









The property enjoys a superb south facing rear garden, offering a wonderful private setting ideal for family enjoyment and outdoor entertaining. A generous full-width patio area immediately adjoins the rear of the property, providing the perfect space for alfresco dining and relaxing during warmer months. Beyond this, the garden extends predominantly to lawn, framed by mature planting, established borders and a variety of shrubs, creating a peaceful and attractive outdoor environment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Milvald energy ratings have been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Exceptional Extended Four Bedroom Detached Family Home
- Three Reception Rooms
- Extended Living/Dining Room
- Versatile Entertainment Room / Home Office
- Large Driveway With Double Garage
- Modern Breakfast Kitchen With Utility Room
- Four Double Bedrooms and Three Bathrooms
- Walking Distance To Dorridge Station And Local Schools
- Quiet Cul-De-Sac Location In Highly Desirable Dorridge
- Generous Plot With South-Facing Landscaped Rear Garden
- Dorridge & Arden School Catchment Area

SIZE Total - 2,947 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	17 Mbps	1 Mbps
Superfast	200 Mbps	28 Mbps
Ultrafast	5500 Mbps	5500 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

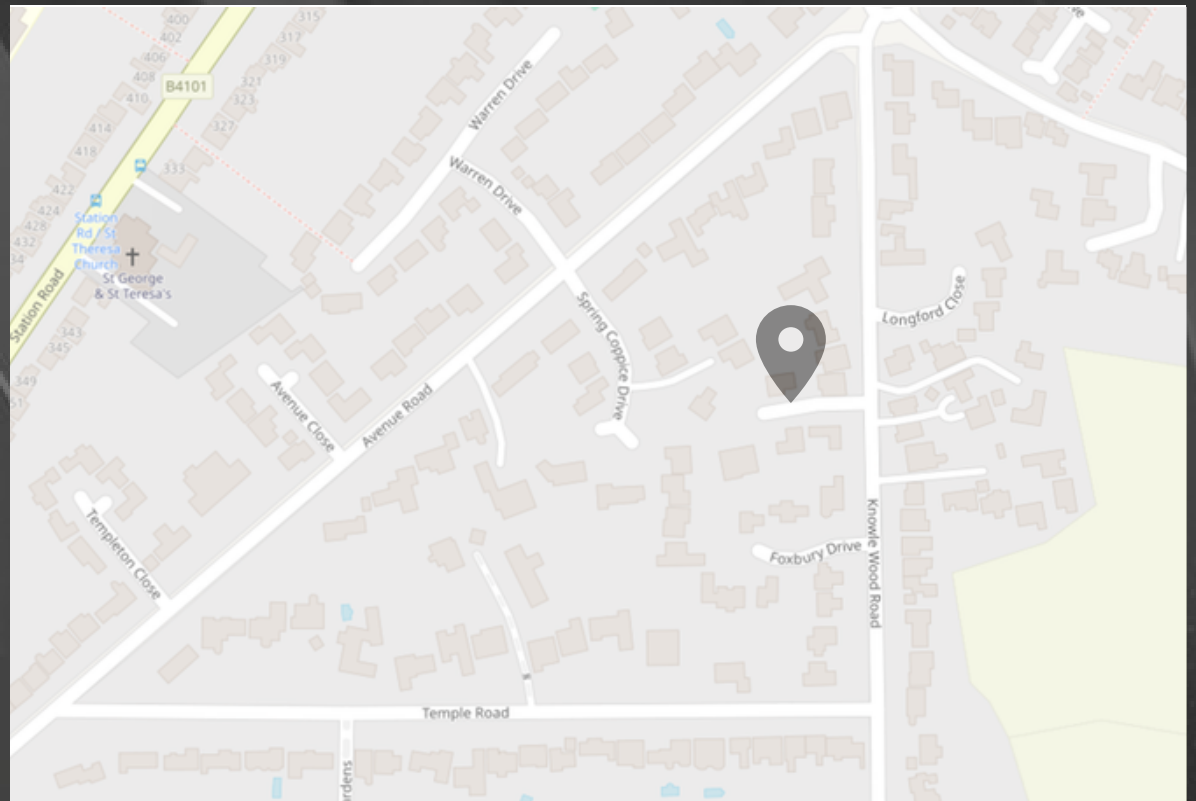
MOBILE

Network in the area: EE - 85%, Vodafone - 80%, Three - 77%
O2 - 83%

PARKING Garage & Driveway Parking

FLOOD RISK No Risk

COVENANTS N/A



LOCATION

Dorridge is one of Solihull's most sought-after villages, combining a picturesque countryside setting with excellent amenities and transport connections. The village offers shops, cafés and restaurants, alongside Dorridge Railway Station with direct links to Birmingham and London. Renowned for excellent schooling, the area includes Dorridge Infant and Junior Schools and highly regarded Arden Academy in neighbouring Knowle. Nearby leisure facilities include Knowle & Dorridge Cricket and Tennis Club and Copt Heath Golf Club. Solihull provides extensive shopping and leisure facilities, while the M42, M40 and Birmingham International are conveniently accessible.

VIEWING

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

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



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

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