



- Beautiful Detached Double Fronted Victorian House
- Period Features Throughout
- Living Room, Snug & Study
- Stunning Open Plan Kitchen/Dining/Family Room

36 Grove Road, Dorridge, B93 0PJ

This beautiful detached Victorian four bedroom house has been sympathetically extended, retaining a wealth of period features throughout. Offering versatile family accommodation, and being just a short walk to Dorridge village centre and sought after schools, this is the perfect family home.



Property Description

DETAILS

This beautiful detached Victorian four bedroom house has been sympathetically extended, retaining a wealth of period features throughout. Offering versatile family accommodation, and being just a short walk to Dorridge village centre and sought after schools, this is the perfect family home.

On entering the property via the canopy porch, the welcoming hallway opens to the two front reception rooms. The living room to the right, with its high ceiling, bay window, and feature fireplace, is a light and spacious space for the family to relax. The reception room to the left, is a versatile room, which could be used as a formal dining room, snug, or play room, and again benefits from a feature fire place.



To the rear the property has been extended to provide the most wonderful open plan kitchen/dining/family room. The modern kitchen with central island, range oven and Belfast sink, also has plenty of space for a large dining room table. With bifold doors opening to the garden, the living area boasts a high ceiling with velux windows, again providing a large space full of natural light



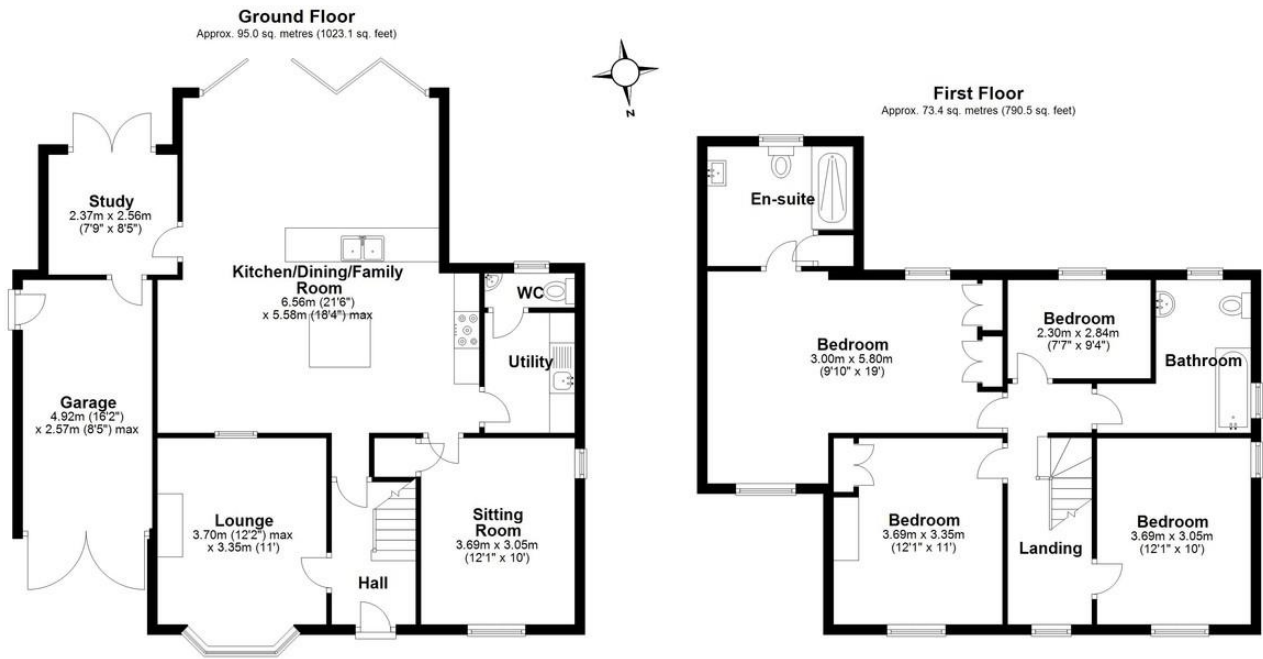
fantastic for the family or for entertaining guests. Leading off the kitchen, also with french doors to the garden is a study, useful for those working from home.

To the first floor, again extended, the spacious landing offers a useful study space for the children, The characterful master bedroom overlooks the garden, and offers plenty of room for furniture, and also benefits from a modern ensuite. There are three further good size bedrooms, again with plenty of character, are perfect for a growing family. Completing the upstairs accommodation is the luxury family bathroom.

OUTSIDE

To the front is a driveway offering off road parking for several cars, and garage. The large mature south facing rear garden offers a private sanctuary to enjoy during the warmer months. The decking area is perfect for alfresco dining, and offers the inside/out experience when the bifold doors of the kitchen are open.

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



Total area: approx. 168.5 sq. metres (1813.6 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

VIEWING

At short notice with DM & Co. Homes on 01564 777 314 or by email dorrige@dmandcohomes.co.uk.

GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer. Local Authority: Solihull Metropolitan Borough Council.

OTHER SERVICES

DM & Co Homes are pleased to offer the following services:- Residential Lettings: If you are considering renting a property or letting your property, please contact the office on 0121 775 0101.

