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YOUR PREMIUM AGENT

**315 STATION ROAD
DORRIDGE
B93 8ET**

Elegant extended, 1930s, detached family home spread over three floors, featuring a spacious kitchen diner, five bedrooms, four bathrooms, landscaped gardens offering a blend of period charm & modern living, in a highly sought after location.

STATION ROAD – DORRIDGE

Discover this beautifully extended 1930s detached family home, offering five spacious bedrooms and four bathrooms over three floors. The heart of the home is an expansive kitchen diner with underfloor heating and a generous central island, perfect for culinary enthusiasts. The property also boasts three flexible reception rooms and a wonderful top-floor suite with views over the south-east-facing, landscaped garden.

Conveniently located near top schools, transport links, and local amenities, this home is ideal for a growing family.





The downstairs is a harmonious blend of classic and contemporary styles. Entering through the porch, you are greeted by a bright hallway with wooden flooring. The right-hand side opens into a large dining room, featuring an open fire and to the left is a home office which would work equally as well as a playroom or second lounge .

The spacious lounge, complete with French doors, invites natural light and provides access to the garden. The extended kitchen diner stands out with its shaker style units, granite worktops, and high-end appliances, including a Fisher Paykel Double Dishwasher and Falcon Kitchen Range. A practical utility room offers additional storage and leads to the garage and garden. The ground floor also includes a guest cloakroom and understairs storage.







The first floor houses four spacious double bedrooms, each with fitted wardrobes. Two bedrooms enjoy the luxury of en-suite bathrooms, while a tastefully tiled family bathroom with a walk-in shower and tub serves the remaining rooms





The top floor hosts a serene suite, a perfect retreat with fabulous garden views, featuring fitted wardrobes, a dressing area, an en-suite with a walk-in shower, and additional loft storage room.



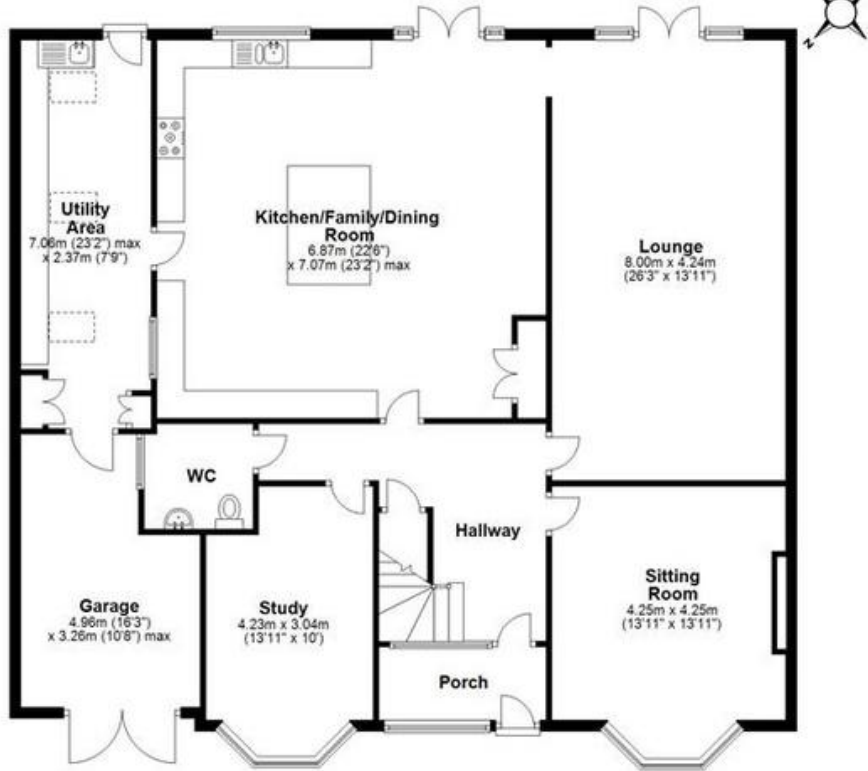


Outside, the property boasts a large, landscaped east-facing garden with mature borders, a patio, and a growing area, ideal for family enjoyment. A large blocked paved driveway leads to a single garage, providing ample parking space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	71
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 171.6 sq. metres (1847.5 sq. feet)



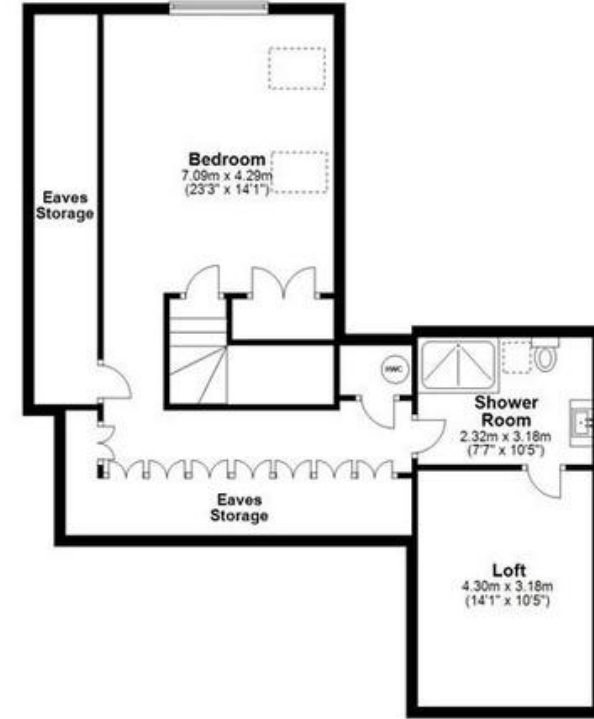
First Floor

Approx. 106.1 sq. metres (1141.5 sq. feet)



Second Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 314.7 sq. metres (3387.4 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 PlanItUp

FEATURES

- Extended 1930s Detached Home
- Five Double Bedrooms
- Four Bathrooms & Cloakroom
- Spacious Kitchen Diner
- Three Versatile Reception Rooms
- Underfloor Heating in the Kitchen
- Landscaped South-East Facing Garden
- Garage and Ample Parking
- Arden Academy Catchment
- 1/2 mile to Dorridge Train Station

SIZE Total - 3,387.4 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	24 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	220 Mbps

Network in the area: OpenReach

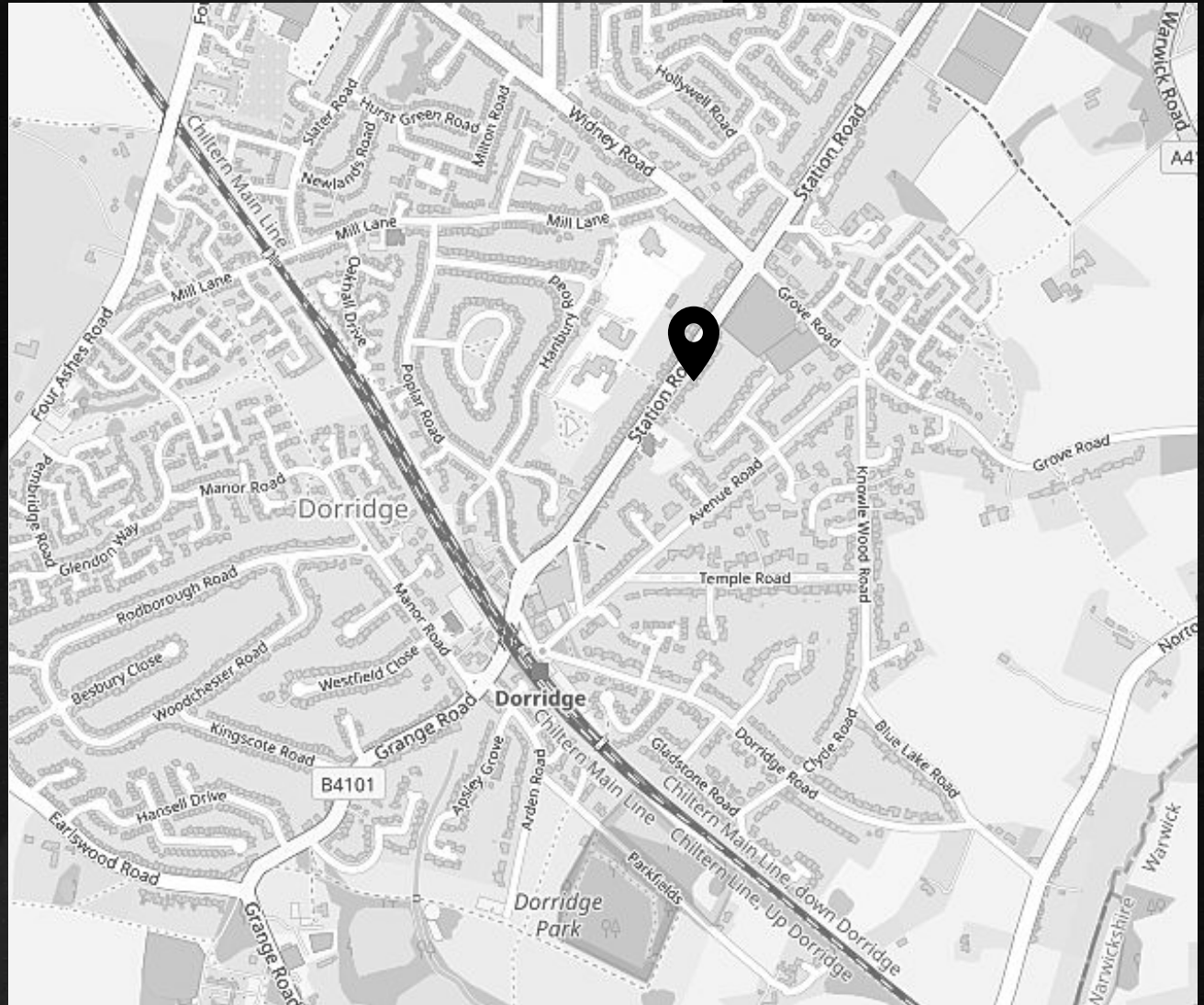
VIEWING

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 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

Conveniently located close to Dorridge village centre, within close proximity to all the local amenities the village has to offer, including Sainsbury's Supermarket, The Forest Hotel, Skogen and lots of independent shops.

Dorridge is a lovely village and benefits from a real community feel. Nearby there are the historic buildings of Packwood House and Baddesley Clinton now in the care of the National Trust, whilst Solihull Town Centre is just 3 miles away and Henley in Arden and Stratford upon Avon are only a short drive away.

This property benefits from excellent transport links (the station is less than 10 minutes walk away), with direct trains via the Chiltern Line to Birmingham and London and easy access to the M42 just a few minutes' drive away.

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

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