



**DM&Co.**  
YOUR PREMIUM AGENT

**4 HINCHWICK COURT  
DORRIDGE  
B93 8DF**

A spacious and stylish five-bedroom detached house set within a gated community in Dorridge. This elegant family home features four reception rooms, a modern kitchen, and a landscaped garden with a summer house. Within walking distance of Dorridge Station and Arden Academy catchment.



## 4 HINCHWICK COURT

Nestled within a private gated development, this beautifully proportioned five-bedroom detached house in Dorridge is a haven for families. The entrance hall opens up to a spacious lounge with a log burner, leading to the garden through French doors. The modern kitchen at the rear also has a French doors to the garden and a separate utility. The property offers versatility with a dining room, snug, and study on the ground floor, as well as a convenient downstairs W/C. The upper floor comprises of four double bedrooms with fitted wardrobes, a good-sized single bedroom, two large en-suites, and a family bathroom with a double shower, all featuring high-spec fittings. Outside, the property features a brick-paved driveway, a landscaped south-facing garden with a summer house and a detached double garage with ample storage space. With its elegant interiors and proximity to Dorridge Station and Arden Academy, this home offers a delightful blend of comfort and convenience.







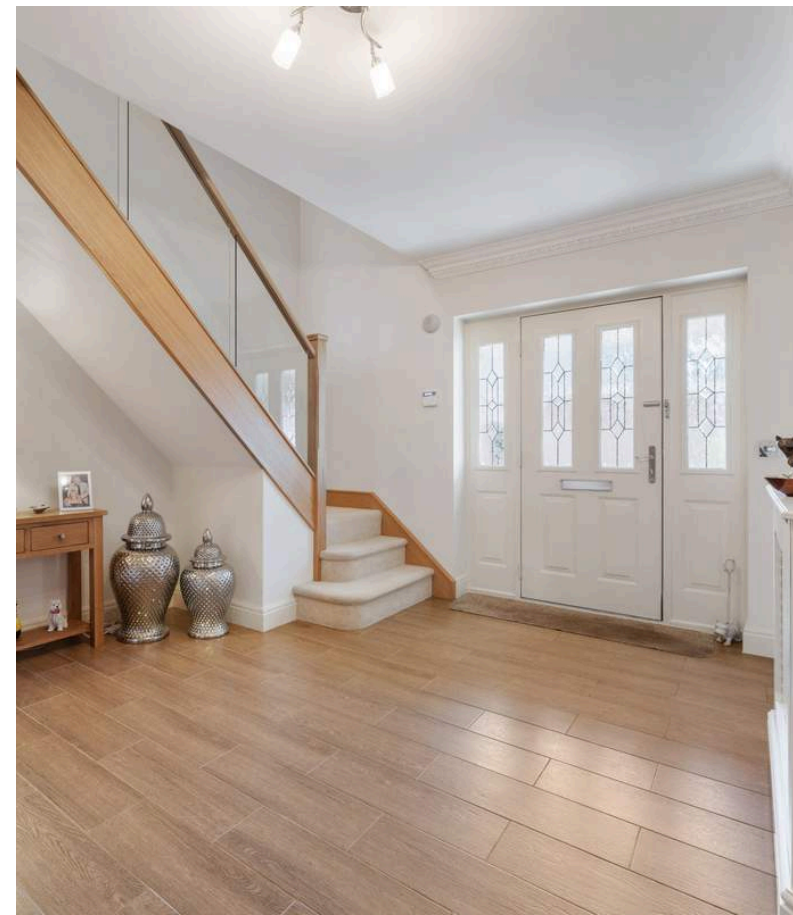


The ground floor of this charming detached house welcomes you with a large, bright entrance hall that provides access to all rooms. The spacious lounge, equipped with a log burner, opens up to the garden through French doors, creating a perfect setting for relaxation.

The modern handleless kitchen at the rear, designed for both functionality and style, features a French doors leading to the garden and a separate utility. The dining room offers a lovely space for family meals, while the snug room provides versatility for various needs. A study at the rear caters to work or quiet time, and a convenient downstairs W/C adds to the home's practicality.











Upstairs, the house offers a well-balanced mix of bedrooms and bathrooms, ideal for family living. There are four double bedrooms, each equipped with fitted wardrobes, providing ample storage space. A fifth bedroom, slightly smaller but still generously sized, adds flexibility.

The house includes two large en-suites, each elegantly designed, as well as a family bathroom with a double shower, all fitted to a high standard. These features ensure that the upper floor caters to the needs of a modern family, providing comfort and style.











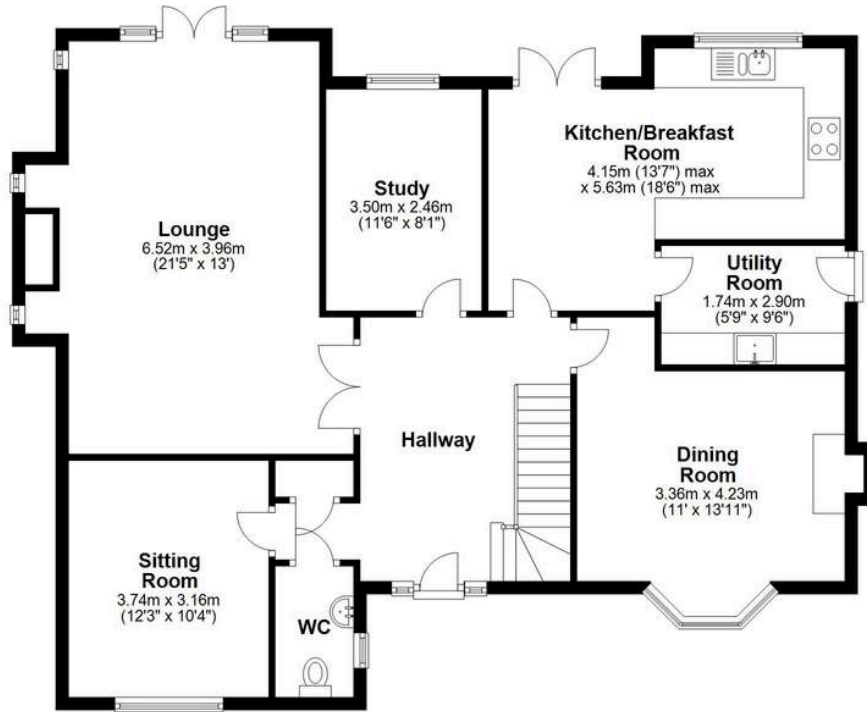






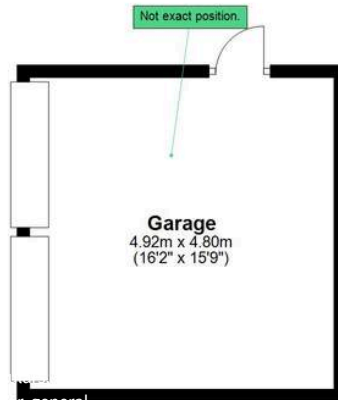
### Ground Floor

Main area: approx. 110.4 sq. metres (1188.5 sq. feet)  
Plus garages: approx. 23.6 sq. metres (254.2 sq. feet)



### First Floor

Approx. 108.2 sq. metres (1164.4 sq. feet)



Main area: Approx. 218.6 sq. metres (2352.9 sq. feet)

Plus garages: approx. 23.6 sq. metres (254.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

- Modern Five Bedroom Detached House
- Private Gated Development
- Four Reception Rooms
- Modern Breakfast Kitchen
- Two En-suites & Family Bathroom
- Landscaped South-Facing Garden
- Summer House for Garden Office
- Detached Double Garage
- Walking Distance to Dorridge Station

**SIZE** Total - 2,353 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	14 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps

**Network in the area:** OpenReach

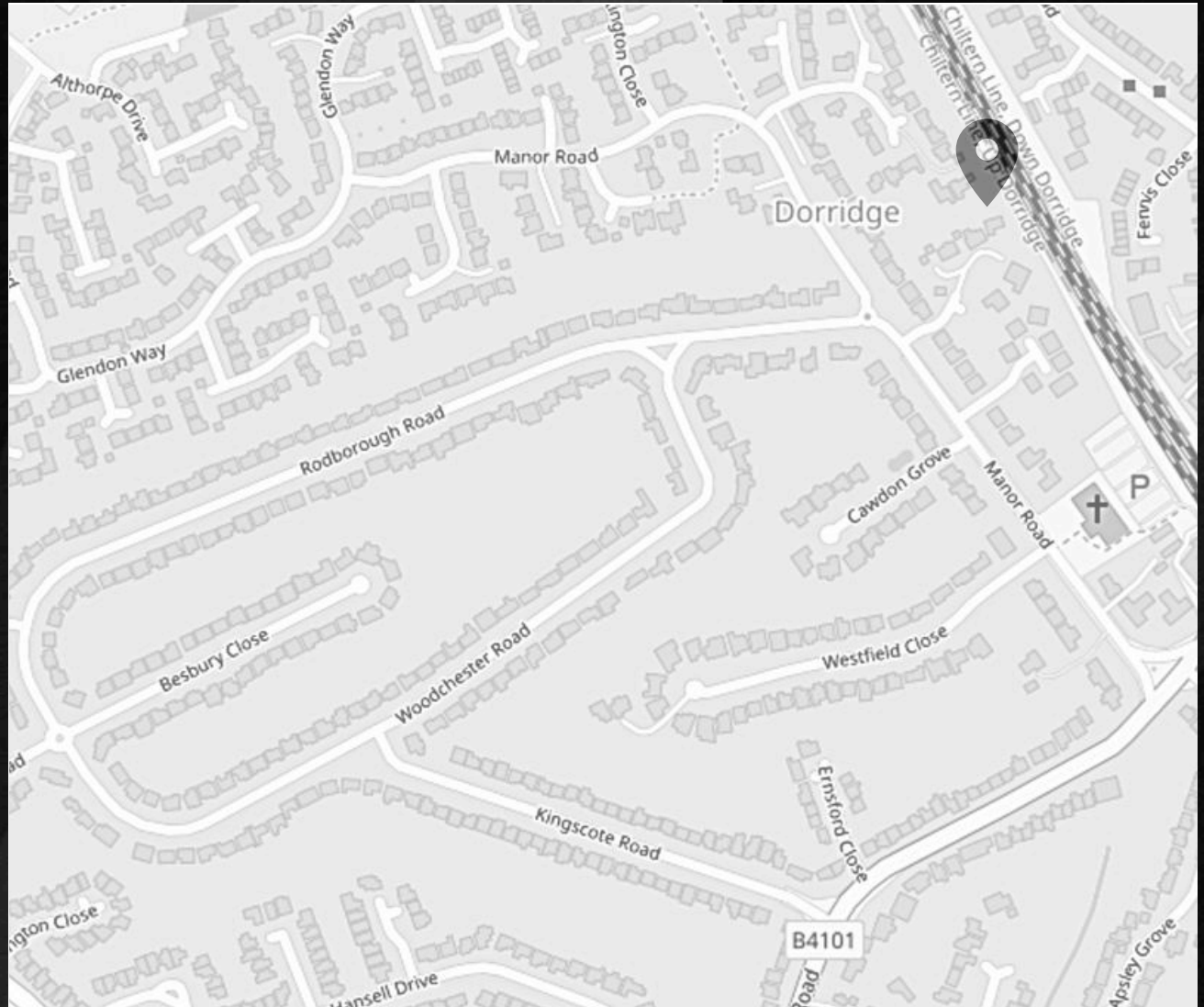
## VIEWING

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

Dorridge is a well located, sought after village, full of local amenities, its own train station (with links to Birmingham and London) and a really nice community feel. Sporting facilities nearby include the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. With excellent state schooling close by including the outstanding Arden Academy and many excellent private schools just a short drive into Solihull, this makes Dorridge a truly outstanding location to live within.



*DM&Co.*

**YOUR PREMIUM AGENT**

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

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