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YOUR PREMIUM AGENT

**155 DORRIDGE ROAD
DORRIDGE
B93 8BN**

A beautifully presented four-bedroom detached home, enviably located within the golden triangle. Designed with modern family living in mind, the property boasts an exceptional extended kitchen, seamlessly blending cooking, dining and living space. A large, secluded garden offers a peaceful escape, while the home remains just moments from local amenities and Dorridge station. A rare opportunity in one of the area's most desirable settings.

155 DORRIDGE ROAD

This well-maintained four-bedroom detached house offers excellent family living in a sought-after area. It features generous space with two reception rooms, a modern kitchen-dining room with a separate utility, and a front-facing office. The kitchen includes integrated appliances, and the spacious living area has a feature wood burner, ideal for family gatherings. Large sliding doors lead to a large private garden, perfect for outdoor entertaining. A study and cloakroom are also on the ground floor for added convenience.

Upstairs, the principal bedroom has an en-suite shower room, while three additional double bedrooms with fitted wardrobes provide ample space. The family bathroom includes both a separate shower and feature bath.

Outside, there's a driveway with ample parking, an integral single garage, and side access to the garden. The large private rear garden has a versatile garden building with various potential uses. This home is a perfect balance between comfort and practicality, ideal for families seeking a prestigious location. Its proximity to Dorridge Train Station and local amenities further boosts its appeal.





As you step into this beautifully presented home, you're welcomed by a bright and spacious entrance hallway, offering easy access to the ground floor rooms. The standout feature is the modern kitchen, living, and dining area, thoughtfully designed for both style and practicality. The kitchen, complete with integrated appliances and generous storage, is perfect for family living, while the large social island offers extra workspace, while underfloor heating offers a comfortable ambient heat so welcoming for casual dining and family gathering.

The living area, with its charming wood burner, creates a cosy and inviting atmosphere. Expansive sliding doors open to the private landscaped garden, effortlessly connecting indoor and outdoor living.

Next to the kitchen, a separate utility room adds valuable storage and functionality. The ground floor also includes a study, ideal for a home office, and a convenient cloakroom.

The spacious dual-aspect lounge, featuring an open fire, offers a peaceful retreat. Directly accessible from the lounge, the sunroom is a bright, airy space with beautiful views of the garden and also benefits from underfloor heating.







Upstairs, the spacious landing leads to four generously sized double bedrooms. The principal bedroom benefits from an en-suite shower room. The remaining three double bedrooms each come with fitted wardrobes, ensuring ample storage space.

The family bathroom is thoughtfully designed, featuring both a separate shower and a feature bath. The layout of the upstairs space provides potential for expansion, with the possibility of creating a loft extension to further enhance the living area. This property offers a comfortable and practical layout, ideal for a growing family.









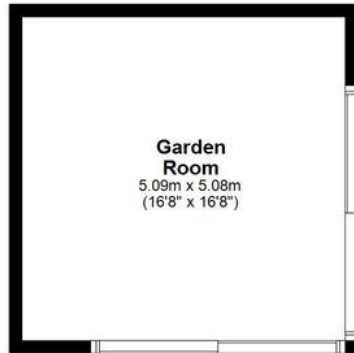
The large south west facing garden offers a private and tranquil escape. A stunning games room provides endless entertainment, while the cosy fire pit seating area is the perfect spot for evening gatherings.

The beautifully manicured outdoor space is thoughtfully designed for both relaxation and socialising.

A spacious garage with internal access provides ample storage and secure parking, while additional driveway space accommodates multiple vehicles.

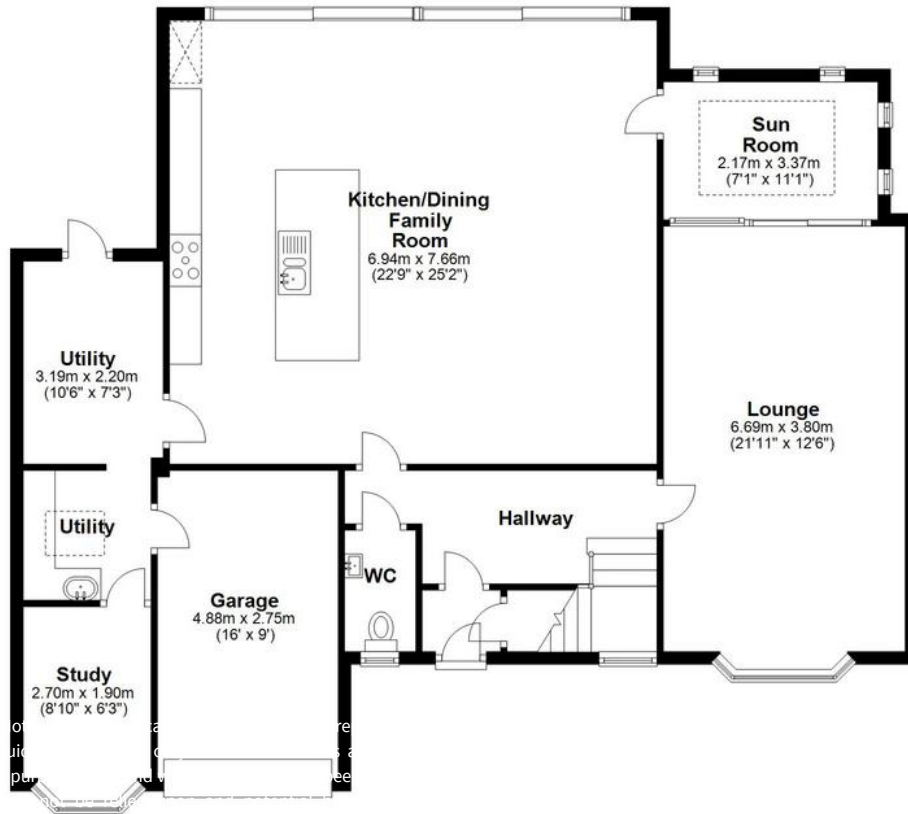
Ground Floor

Main area: approx. 133.4 sq. metres (1436.1 sq. feet)
Plus garden room, approx. 25.9 sq. metres (278.3 sq. feet)



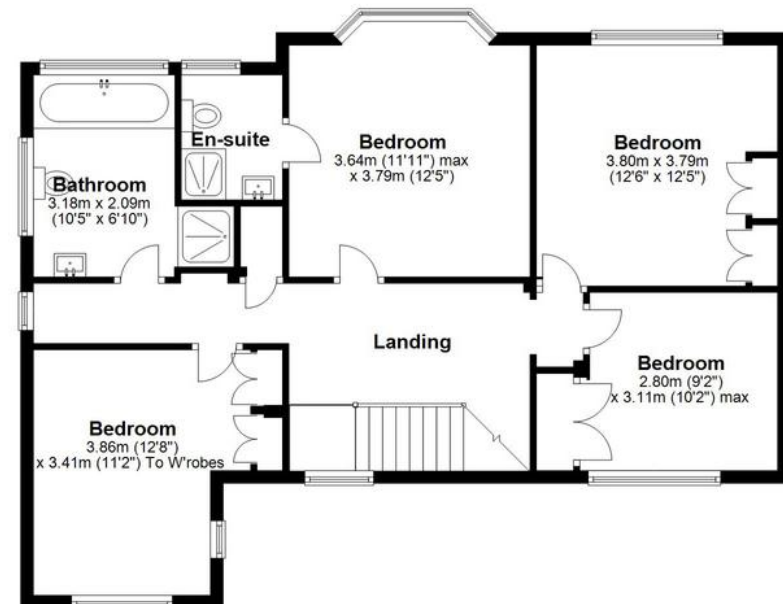
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor

Approx. 84.4 sq. metres (908.2 sq. feet)



Main area: Approx. 217.8 sq. metres (2344.3 sq. feet)
Plus garden room, approx. 25.9 sq. metres (278.3 sq. feet)

FEATURES

- Four Double Bedrooms
- En-Suite to Principal Bedroom
- Two Reception Rooms
- Modern Kitchen Living Dining Area with Underfloor Heating
- Separate Utility Room
- Study and Cloakroom
- Dual Aspect Lounge with Open Fire
- Large Private Garden
- Flexible Garden Building

SIZE Total - 2,344 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	13 Mbps	1 Mbps
Superfast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

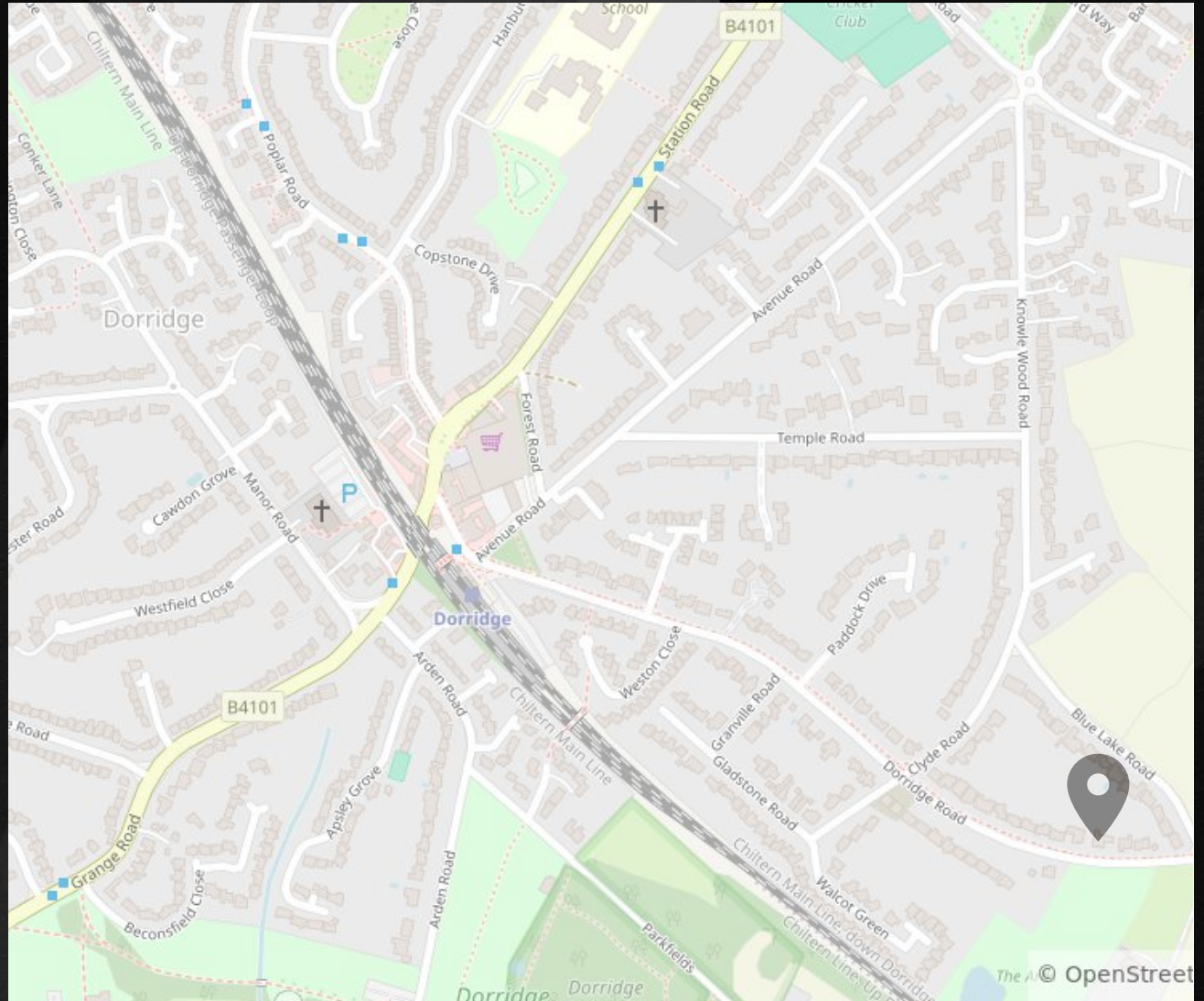
VIEWING

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 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.



LOCATION

This property is situated in a highly regarded area, offering a perfect blend of peaceful suburban living with easy access to local amenities. Dorridge village is within walking distance, offering a range of boutique shops, cafes and services for everyday needs. The property is also just a short drive from a number of excellent schools, making it ideal for families. Dorridge train station is nearby, providing quick and convenient access to Birmingham and other surrounding areas, making it a great location for commuters.

The surrounding area offers a thriving community, with beautiful parks, independent cafés and fine dining options, making it an exceptional place to call home.

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

www.dmandcohomes.co.uk

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