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YOUR PREMIUM AGENT

**97 DORRIDGE ROAD
DORRIDGE
B93 8BS**

Fabulous location within the Golden Triangle.
This lovely looking four bedroom family home, with three en-suites, sat within a 1/3 acre plot, offers plenty of potential to further extend subject to planning!

PREMIUM

97 DORRIDGE ROAD

Extended and improved by the current owners to house their large family, who have now all flown the nest, this lovely property is fantastically located for all the amenities that Dorridge has to offer - the village feel, the country walks, the train station and local bars and shops. Dubbed the Golden Mile - it has become one of the most desirable locations in the area!



Beautifully set back from the road with ample parking, an open porch leads you into a light, bright, hallway, making way to three receptions rooms and a generous kitchen diner.

To the left is the sitting room with SMEG fireplace which would work well as a large home office or children's playroom/den. A large dual aspect lounge sits to the right with a lovely feature wood burner which leads through to a charming sun room, where again this could be a home office or children's play rooms with bi-fold doors out onto the garden patio.

Through into the modern kitchen, there's ample space for a large dining table, sofa to relax on, and central breakfast island. High gloss units, quartz work tops, induction hob, double oven, space for an American Fridge Freezer and wine cooler, all make this a fabulous place to eat, drink and entertain. There is also a very good utility off to the rear, with a whole wall of additional storage, and space for the washer and dryer, as well as access into the garage.







Climbing the staircase there is a fabulous cathedral window on the split landing, spilling natural light onto the top floor.

The principal bedroom really is lovely, currently home to an emperor bed, built in wardrobes, gorgeous en-suite bathroom and a charming balcony, perfect for a morning cup of tea.

The other three double bedrooms all have fitted wardrobes and two boast en-suite shower rooms as well.

There is also potential to extend up into the loft to create another large bedroom, playroom or even a cinema room!







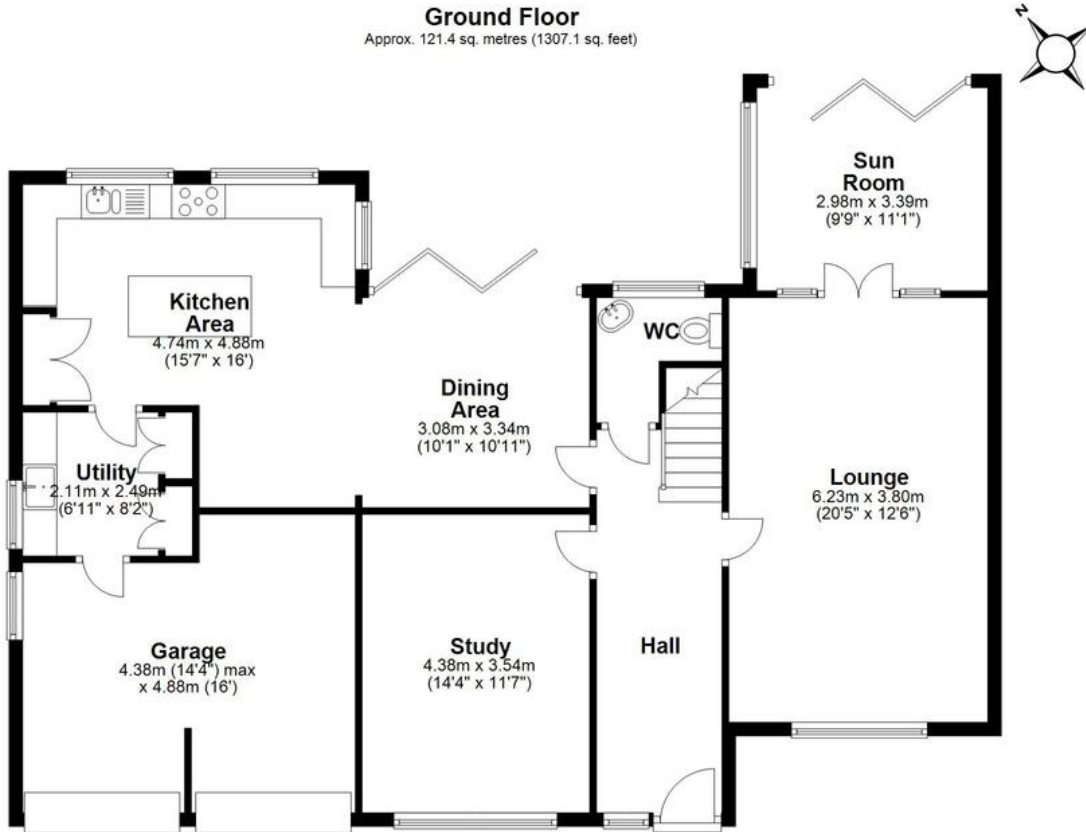
97 DORRIDGE ROAD

Boasting a fabulous large, private garden to the rear with mature borders, raised beds and 3 pretty silver birch trees. A large patio and pergola plays host to summer entertaining, whilst there's huge potential to further extend the property without compromising on the outside space.



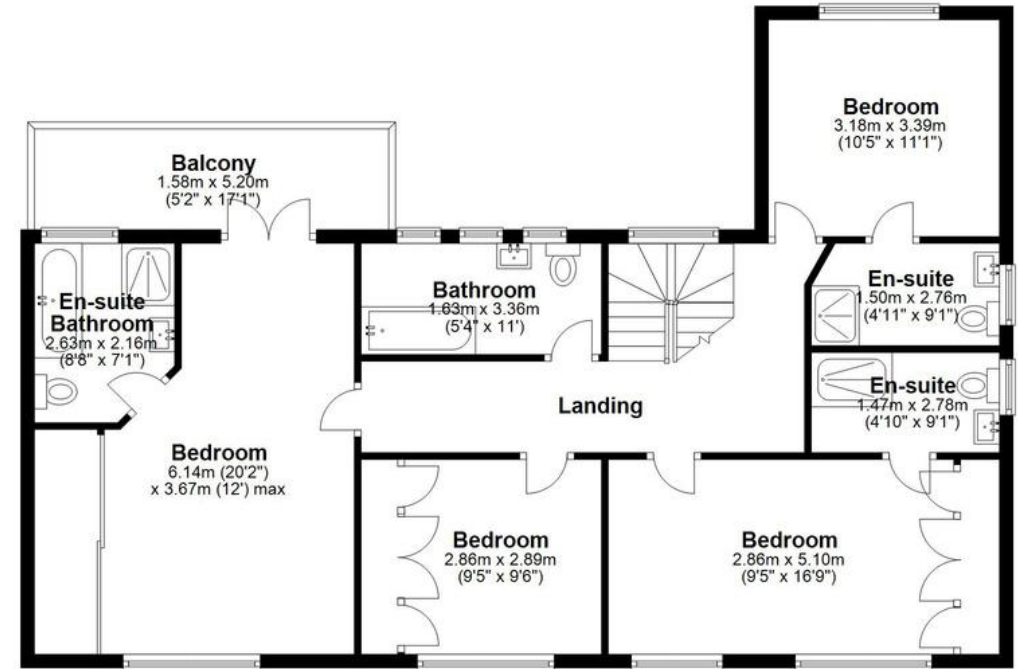
Ground Floor

Approx. 121.4 sq. metres (1307.1 sq. feet)



First Floor

Approx. 96.4 sq. metres (1037.9 sq. feet)



FEATURES

- Lovely Four Bedroom Family Home
- Golden Triangle Location
- Three Reception Rooms
- Three En-Suites and Family Bathroom
- Large Private Garden
- Large Entertaining Patio to the Rear
- 5 Minute Walk to Dorridge Train Station
- Potential to Extend STP
- Just over a 1/3 of an acre

SIZE

Total - 2,345.1 sq ft

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.

Solihull Metropolitan Borough Council - G

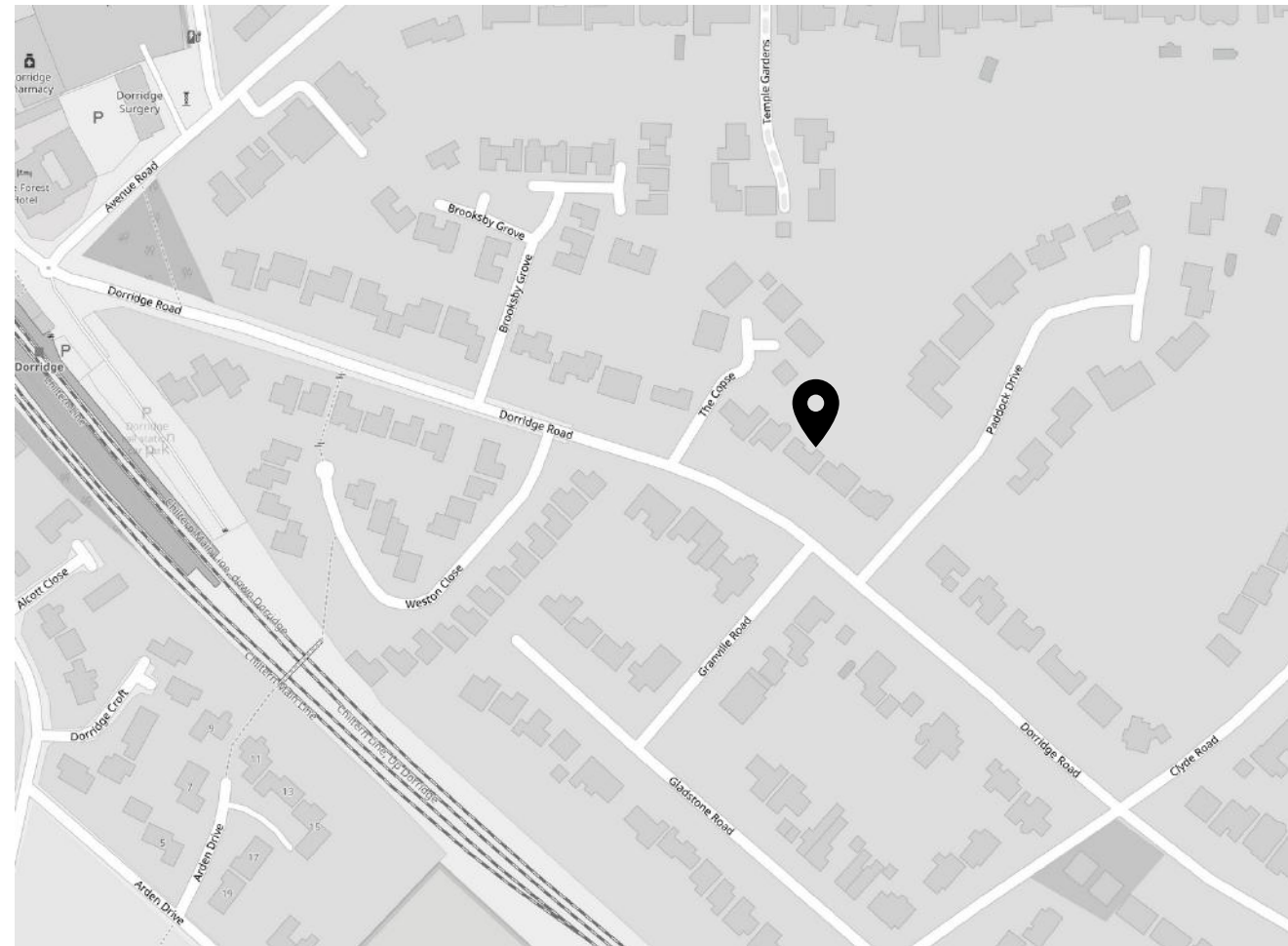
VIEWING

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

☎ 01564 777 314 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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