



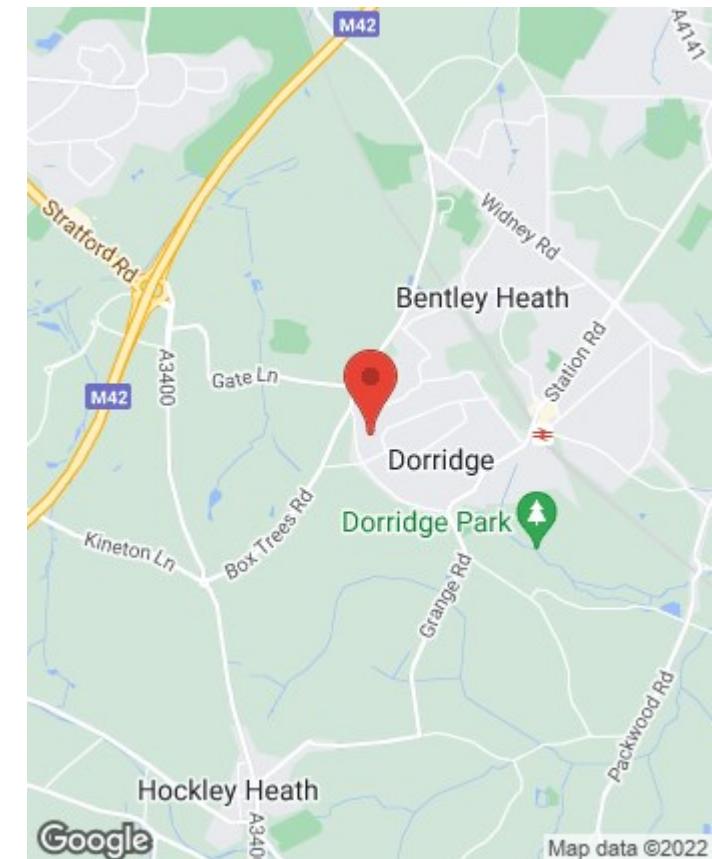
ROCKINGHAM CLOSE, SOLIHULL, B93 8EH
GUIDE PRICE £995,000

»xact
homes

- Significantly Extended
- Within A Quiet Cul-De-Sac Of Dorridge
- Large Utility
- Absolutely Stunning
- Three Reception Rooms
- Principal Bedroom With Luxury Ensuite
- Four/Five Bedroom Detached
- Magnificent Open Plan Kitchen/Diner
- Family Bathroom

PROPERTY OVERVIEW

Set within an extremely quiet cul-de-sac of Dorridge and having been significantly extended and completely updated throughout is this four / five bedroom traditional detached property which truly requires internal inspection to be fully appreciated. This beautiful family home offers extremely versatile accommodation with four double bedrooms located to the first and a fifth bedroom or further reception room with luxury shower room located on the ground floor. Set behind a stoned driveway providing ample parking, the property is accessed via a bright entrance porch and entrance hallway with separate cloaks cupboard and guest cloakroom finished with Amtico flooring throughout and leading to all ground floor accommodation. To the front is the living room with fitted blinds and integrated feature electric fire. The hallway also leads into a magnificent and extended kitchen diner with Amtico flooring, feature central island / breakfast bar, sliding patio doors leading to the rear garden. Located immediately off the kitchen is a lobby with useful understair store and providing access into the garage. The kitchen also opens into two further reception rooms being a snug, again with full width sliding doors and Amtico flooring, and a study or fifth bedroom with luxury shower room. To the front of the property is a large utility providing space for various wide goods and ample storage with a courtesy door leading to both the rear of the property and a courtyard area with Porcelain tiles and convenient gated access to the front. To the first floor are four double bedrooms and two luxury bathrooms. The Principal bedroom affords extensive fitted wardrobes and a large luxury ensuite finished with Porcelanosa tiling and Roca sanitary ware. All remaining bedrooms are serviced via the family bathroom which again benefits from Porcelanosa tiling, Roca sanitary ware and a separate bath and walk in shower. Outside the property has been beautifully landscaped to take advantage of the properties aspect and includes full width Porcelain tiling extending to the rear and sides of the property which also provide ample space for a hot tub and useful storage shed. The garden, which has the sun most of the day, due to the shape and size, is mainly laid with lawn, formal border and shrubs. This stunning property can be viewed by private appointment only by contacting Xact Homes on 01564 777284.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

COUNCIL TAX

Band G

TENURE

Freehold

SERVICES

Water meter, mains gas, electricity and sewers

BROADBAND

Virgin - Fibre optic

LOFT SPACE

Boarded with ladder and lighting

ITEMS INCLUDED IN THE SALE

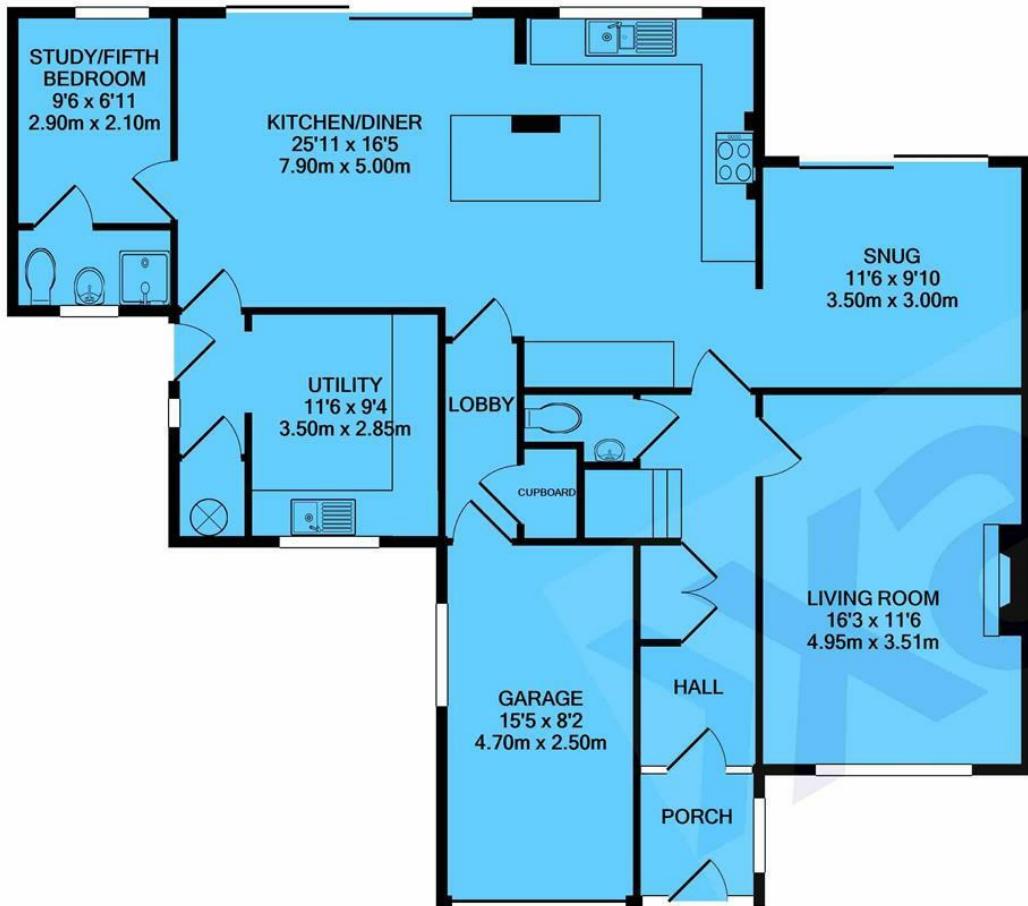
Extractor, all carpets, blinds and light fittings, fitted wardrobes in four bedrooms and electric garage door.

PORCH**HALL****LIVING ROOM 16'3" x 11'6"****WC****SNUG 11'6" x 9'10"****KITCHEN/DINER 25'11" x 16'5"****UTILITY 11'6" x 9'4"****STUDY/FIFTH BEDROOM 9'6" x 6'11"****SHOWER ROOM 3'7" x 6'11"****LOBBY****INTEGRAL GARAGE 15'5" x 8'2"****FIRST FLOOR****PRINCIPAL BEDROOM 14'9" x 13'9"****ENSUITE 9'8" x 8'6"****BEDROOM TWO 14'7" x 11'6"****BEDROOM THREE 11'6" x 10'0"****BEDROOM FOUR 14'9" x 8'2"****BATHROOM 10'4" x 9'4"****OUTSIDE THE PROPERTY****REAR GARDEN****MONEY LAUNDERING REGULATIONS**

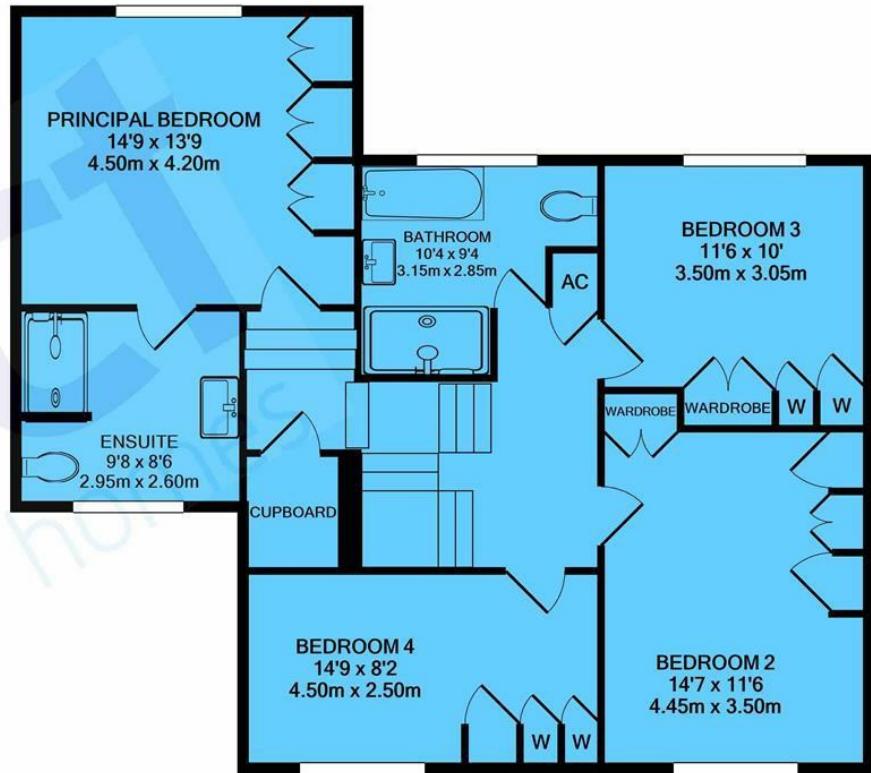
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







GROUND FLOOR
APPROX. FLOOR
AREA 1166 SQ.FT.
(108.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 933 SQ.FT.
(86.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2099 SQ.FT. (195.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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