



**DM&Co.**  
YOUR PREMIUM AGENT

**24 WARREN DRIVE  
DORRIDGE  
B93 8JY**

Impressive, modern, extended, five bedroom detached home in Dorridge's Golden Triangle, set within a quiet cul-de-sac and just a 10 minute walk to the station, featuring open plan family living, double garage and landscaped garden.



## 24 WARREN DRIVE

Positioned within a quiet cul-de-sac in Dorridge's highly regarded Golden Triangle, this extended five bedroom detached home offers a strong balance of space, layout and location. With the village centre and train station both within a comfortable 10 minute walk, the setting is particularly appealing for families and commuters seeking day to day convenience without compromising on a settled residential feel.

The accommodation is arranged to suit modern family life, with flexible reception space alongside a large open plan kitchen, dining and family room that forms the heart of the home. A central island, underfloor heating and wide bi-fold doors create a space that works well for everyday living and entertaining, opening directly onto the landscaped rear garden. Upstairs, five well proportioned bedrooms are supported by three well finished bathrooms, including a principal suite with walk in wardrobe and en-suite. Outside, driveway parking, a double garage and a south easterly facing garden complete the offering, making this a well located and practical home within one of Dorridge's most desirable pockets.













The ground floor opens into a welcoming entrance hall that provides a clear sense of space and flow. Two separate reception rooms sit to the front and rear of the house, offering flexibility for everyday living. These rooms work equally well as a sitting room, snug, home office or playroom, allowing the layout to adapt as family needs change.

To the rear, the open plan kitchen, dining and family room forms the main living hub of the house. Arranged around a central island, the kitchen offers ample workspace and storage while remaining connected to the dining and seating areas. Bi-fold doors stretch across the rear, opening directly onto the patio and garden and bringing in plenty of natural light. Underfloor heating runs throughout the ground floor, contributing to a comfortable and consistent feel across all rooms. A separate utility room sits off the kitchen and provides internal access through to the double garage, keeping practical spaces neatly organised.







The first floor provides five well sized bedrooms arranged around a central landing, supported by three bathrooms finished in a clean and contemporary style. The principal bedroom benefits from a semi vaulted ceiling which adds height and light, along with a walk in wardrobe and a smartly finished ensuite shower room.

The remaining bedrooms are comfortable doubles with one generous single, suitable for children, guests or home working. Two further bathrooms serve these rooms, helping to reduce pressure during busy mornings and making the layout practical for larger households. Throughout the first floor, the accommodation feels well maintained and consistently presented, with a layout that prioritises both comfort and usability.







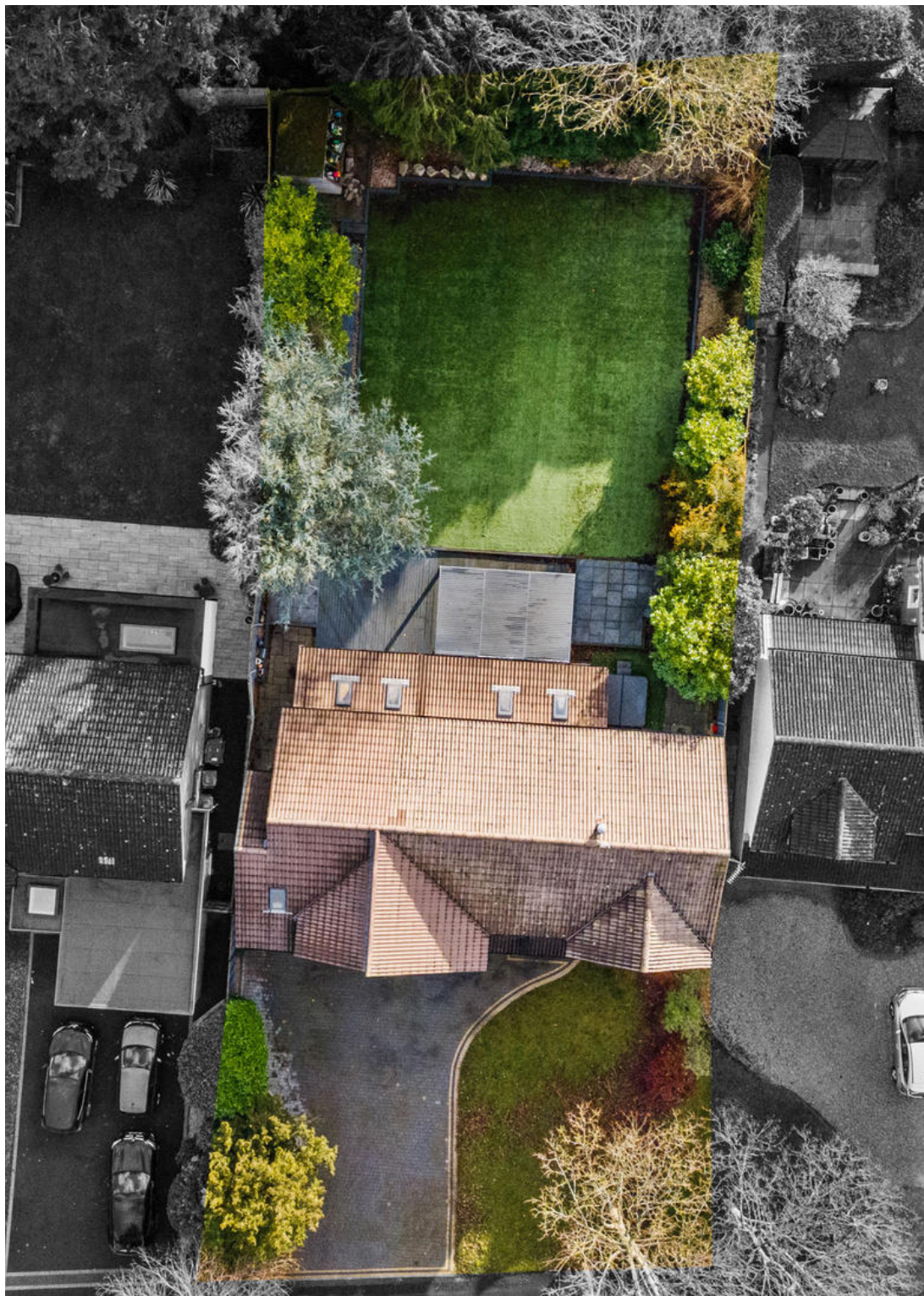




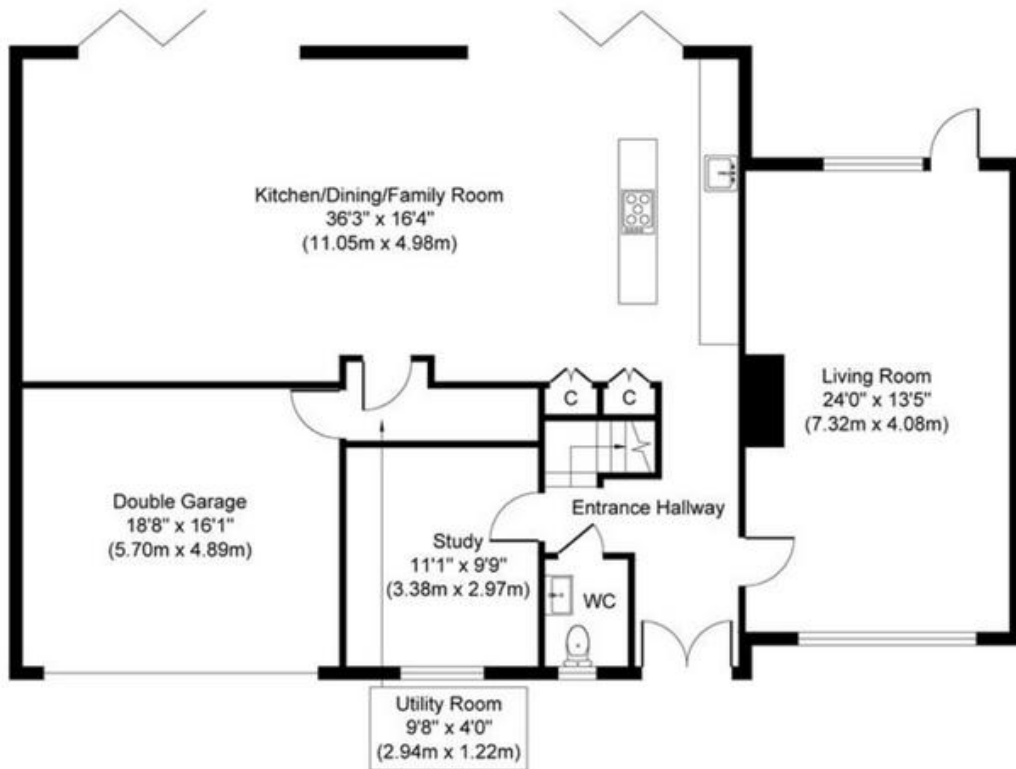
To the front, the property is set back behind a wide driveway providing off road parking for several vehicles and access to the double garage. An electric vehicle charging point adds a modern and convenient feature for day to day use.

The rear garden has been landscaped to create a pleasant and functional outdoor space. With a south easterly aspect, the garden enjoys good natural light across much of the day. A patio area sits directly outside the bi-fold doors and works well for outdoor dining and seating, while the lawn provides space for children to play. A gazebo offers a sheltered area to enjoy the garden in different weather, and a storage shed is positioned to the rear for garden equipment and tools.



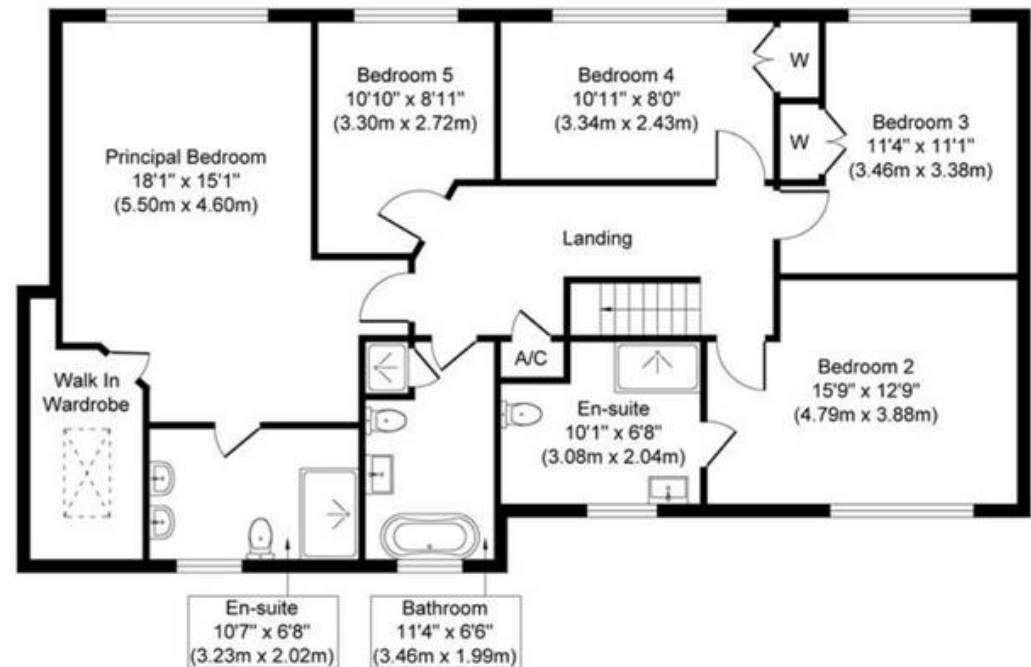






**Ground Floor**  
Approximate Floor Area  
1435 sq. ft  
(133.29 sq. m)

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>	73	77
(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		
England & Wales		
EU Directive 2002/91/EC		



**First Floor**  
Approximate Floor Area  
1262 sq. ft  
(117.26 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## FEATURES

- Modern Five Bedroom Detached Home
- Quiet Cul-de-sac Position
- 10 Minutes walk to Dorridge Train Station
- Open Plan Kitchen Area
- Two Reception Rooms
- Underfloor Heating Throughout Ground Floor
- Double Garage And Driveway
- Landscaped South Easterly Garden
- Electric Vehicle Charging Point

**SIZE** Total - 2,697 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	16 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	1000 Mbps

**Network in the area:** OpenReach, CityFibre, Virgin Media

## MOBILE

**Network in the area:** Vodafone, 02, EE & Three

## PARKING

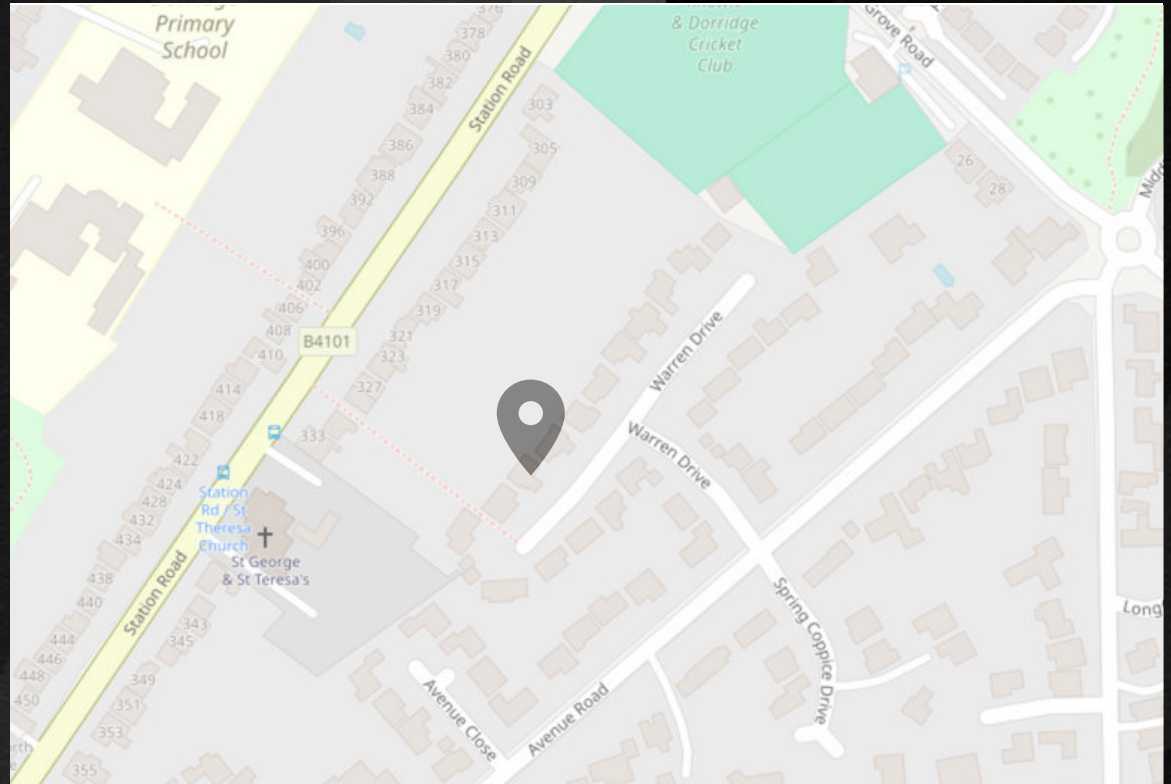
Garage & Driveway Parking

## FLOOD RISK

No Risk

## COVENANTS

N/A



## LOCATION

Dorridge is a highly sought-after village, renowned for its strong community feel and excellent transport links. With a direct rail connection to Birmingham and London, Dorridge is ideal for commuters. The village offers a range of local amenities, including independent shops, cafés, and highly regarded schools, making it a popular choice for families. Surrounded by scenic countryside, Dorridge combines village charm with modern conveniences, providing an enviable lifestyle within easy reach of Solihull and beyond.

## 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.\*



The logo for DM&Co. is centered in the upper half of the image. It features the letters 'DM&Co.' in a white, elegant script font. The 'D' and 'M' are connected, and the ampersand is stylized. The 'Co.' follows in the same script. The background consists of dark, swirling, concentric bands of varying shades of gray and black, creating a sense of depth and movement.

*DM&Co.*

**YOUR PREMIUM AGENT**

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

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