



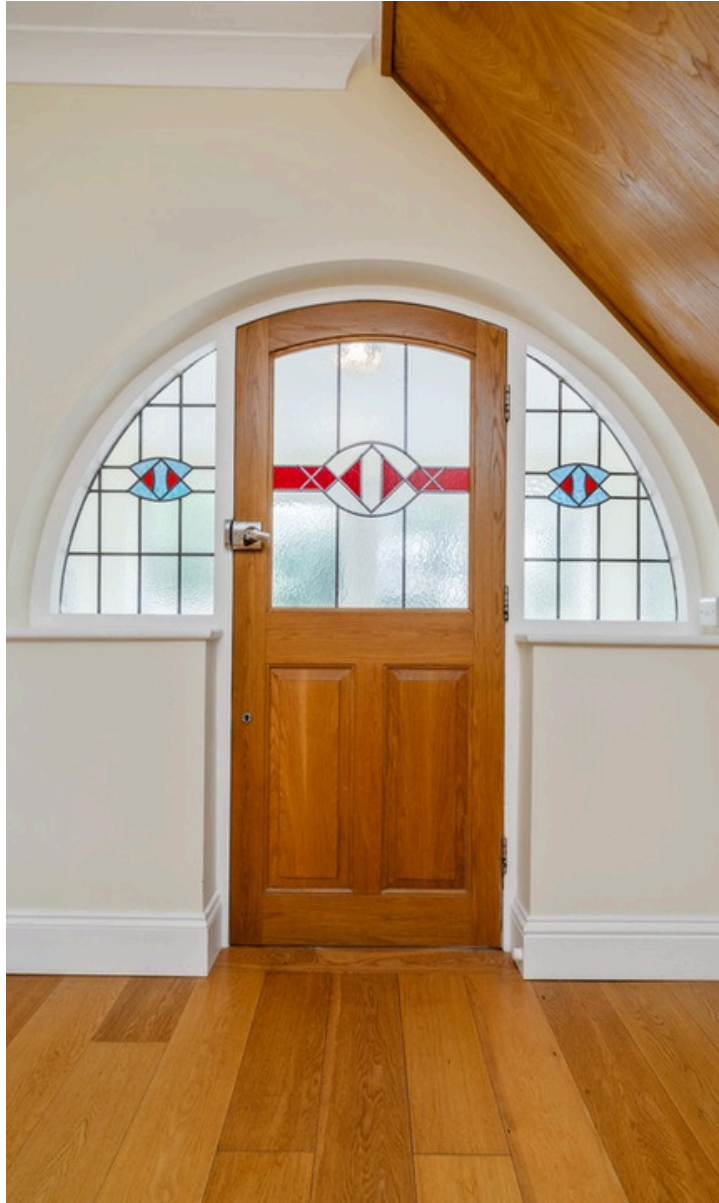
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YOUR PREMIUM AGENT

**96 KNOWLE WOOD ROAD
DORRIDGE
B93 8JP**

Set within Dorridge's prestigious "Golden Triangle," this beautifully extended 1930s five-bedroom detached home combines period character with modern family living. With two en-suites, generous living spaces, a tandem garage and a landscaped west-facing garden, it offers style, comfort and practicality in equal measure.

96 KNOWLE WOOD ROAD

This extended 1930's detached home offers versatile family living with five double bedrooms, two ensuites and a stylish family bathroom. The ground floor includes a bright lounge, sitting room, study and a large kitchen-diner with French doors to the garden. Outside, the property enjoys a deep frontage with ample parking and a private west-facing garden with patio, mature planting and a concealed vegetable patch, creating a delightful balance of indoor and outdoor living.







The ground floor welcomes you with a spacious hallway featuring stained glass windows and a cloak cupboard. To the front, the sitting room provides a cosy retreat, while the bright through lounge with fireplace offers a large social space opening into the study.

The extended kitchen-diner is the heart of the home, combining a breakfast bar with granite worktops and French doors leading to the patio, making it ideal for entertaining. A guest WC and a practical utility room with side access complete the downstairs, along with an internal door from the study into the generous tandem garage, adding excellent storage and functionality.





Upstairs, a light and airy landing gives access to five generously sized double bedrooms. The principal suite, set to the rear, features a dressing area and a stylish en-suite. The second bedroom also enjoys garden views and its own en-suite, while the remaining three bedrooms are well-proportioned and share the main bathroom.

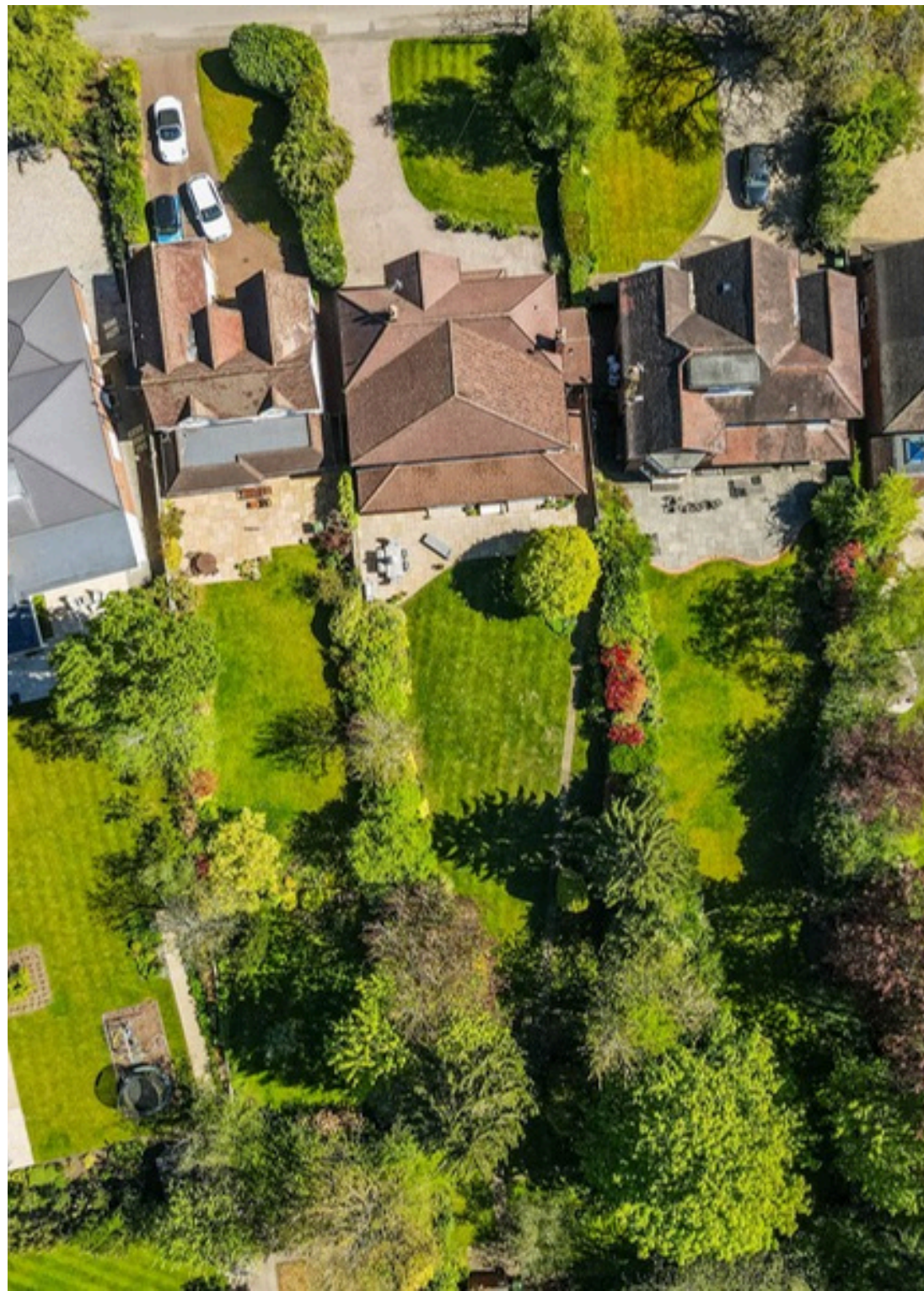
The spacious family bathroom is fitted with a jacuzzi bath and separate shower. The layout is thoughtfully designed to meet the needs of a growing family.



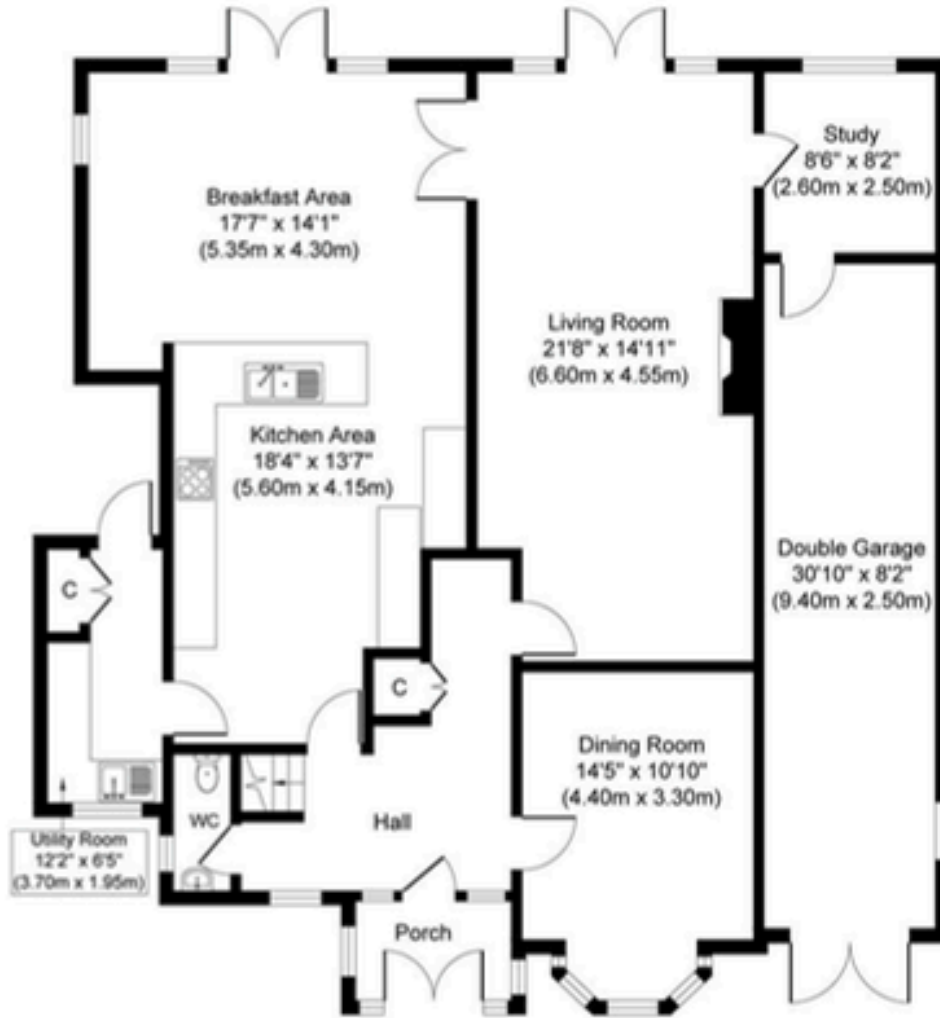




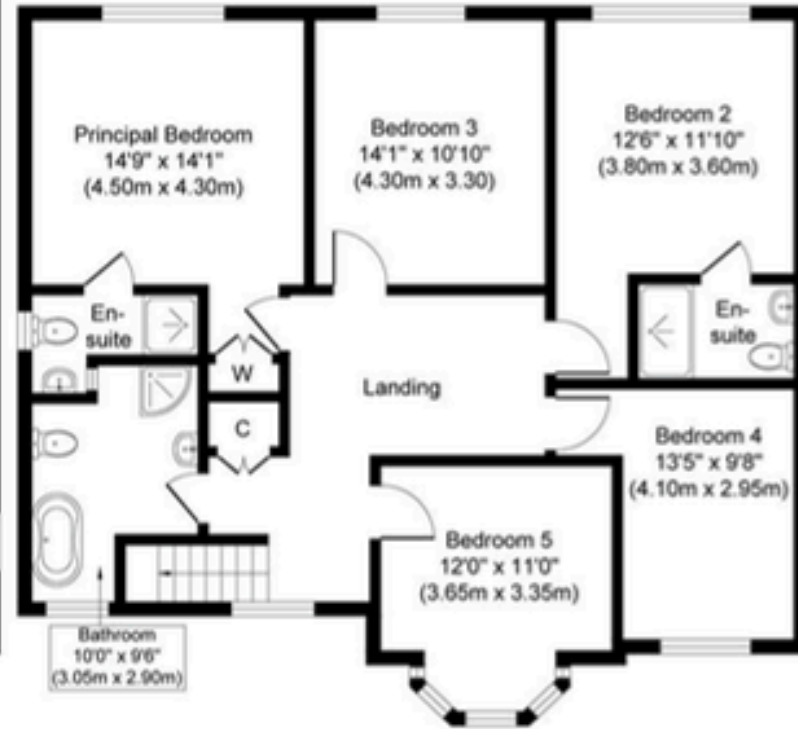
The property enjoys a substantial west-facing rear garden, landscaped with lawns, established shrubs and trees for privacy. A wide patio stretches across the rear, perfect for outdoor dining and relaxation. Towards the back, a concealed area features a vegetable garden, further landscaping and a large shed. The frontage is equally impressive, with a block-paved driveway providing parking for several vehicles and access to the double tandem garage, offering excellent storage and versatility.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	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	



Ground Floor
 Approximate Floor Area
 1540 sq. ft
 (143.11 sq. m)



First Floor
 Approximate Floor Area
 997 sq. ft
 (92.62 sq. m)

Information presented here is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The dimensions, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Extended Five Bedroom Detached
- Two Ensuites And Family Bathroom
- Spacious Lounge With Fireplace
- Large Kitchen-Diner With French Doors
- Sitting Room And Separate Study
- Utility Room With Side Access
- Double Tandem Garage
- Mature West-Facing Rear Garden
- Front Drive With Ample Parking

SIZE Total - 2,537 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	15 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: OpenReach

MOBILE

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

PARKING

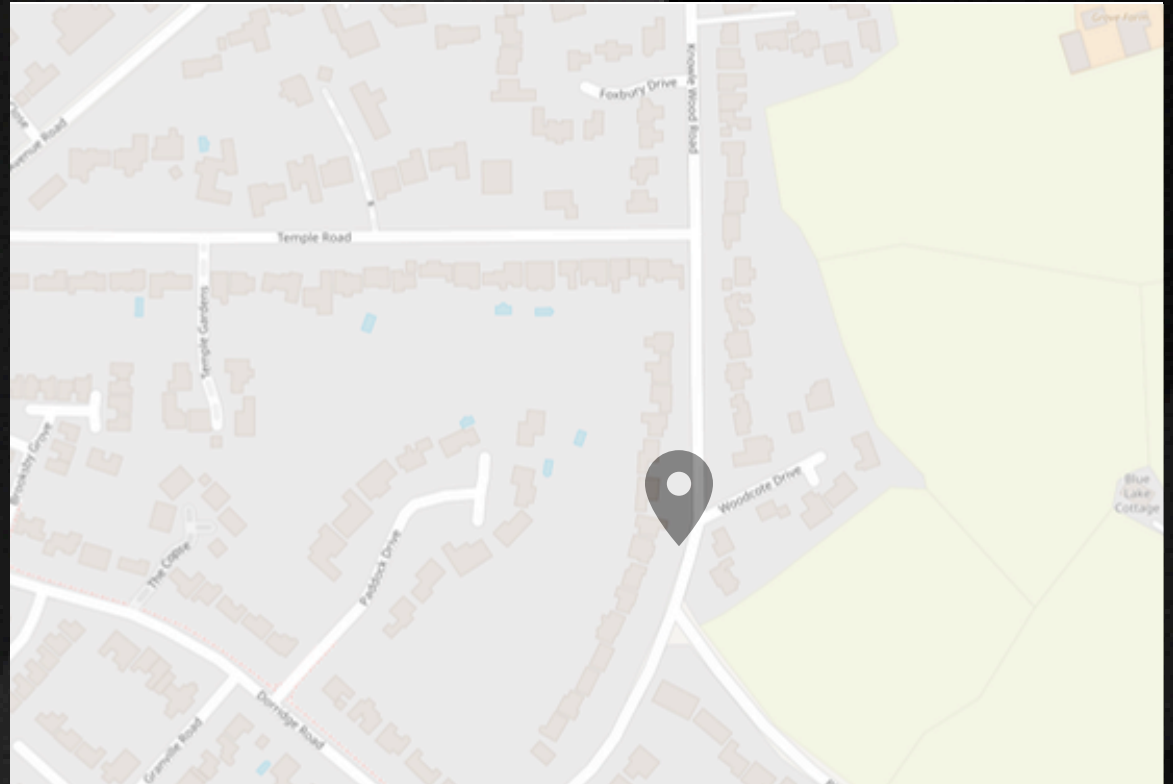
Double Tandem Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Set within a highly sought-after part of Dorridge, the property is just a short walk from the train station, local shops and everyday amenities. The village is renowned for its excellent schools, welcoming community feel and convenient links to Solihull, Birmingham and beyond. With open countryside close by and easy access to the motorway network, it offers the ideal balance between family living and connectivity. The location also places residents within easy reach of the historic National Trust properties of Packwood House and Baddesley Clinton, while Solihull Town Centre is only 3 miles away and Henley-in-Arden and Stratford-upon-Avon are a short drive. Direct trains via the Chiltern Line to Birmingham and London, together with the M42 just minutes away, further enhance the excellent transport links.

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.

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