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**17 AVENUE ROAD
DORRIDGE
SOLIHULL
B93 8LD**

Stunning Five Bedroom Detached Home Offering Luxury Living, Beautifully Designed With Contemporary Interiors, Premium Finishes, Set In The Highly Sought After Village of Dorridge.

AVENUE ROAD

This exceptional detached residence offers luxurious living across three floors, beautifully designed for modern family life. Set behind electric sliding gates, the property boasts a private driveway for two to three vehicles and an impressive double-door entrance leading into a grand and welcoming hallway.





On the ground floor, there is a front snug, perfect as a secondary living room or cosy retreat, alongside a downstairs WC and an additional flexible room ideal as a home office or study.

At the heart of the home lies an open plan kitchen, living and dining area, accessed via double doors. The contemporary kitchen features a large central island, integrated appliances, and ample dining and seating space with bi-fold doors opening onto the rear garden. A hidden utility room is cleverly concealed behind secret doors, with access to the garage.









A striking chandelier adorns the staircase leading to the first floor, where you'll find four beautifully appointed double bedrooms, all with built-in wardrobes. The family bathroom includes a freestanding bath, separate double shower, and a media unit with television. Two of the bedrooms benefit from modern en-suites, and the third room and secondary principal bedroom enjoys lovely views over the rear garden.





Occupying the entire second floor, the principal suite offers an expansive retreat with a walk-in dressing room, ample fitted storage, and a luxurious en-suite bathroom featuring a bath with media unit, his and hers sinks, double shower, and WC. The room also benefits from air conditioning for year-round comfort.

Throughout the property, you'll find an integrated sound system, underfloor heating on the ground level and a comprehensive security system, providing comfort, convenience and peace of mind.

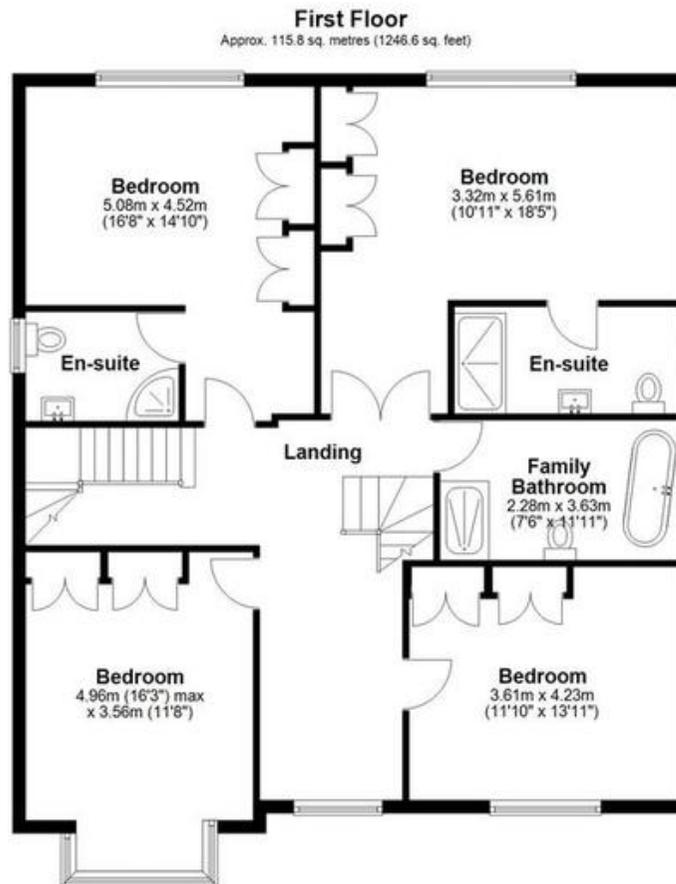
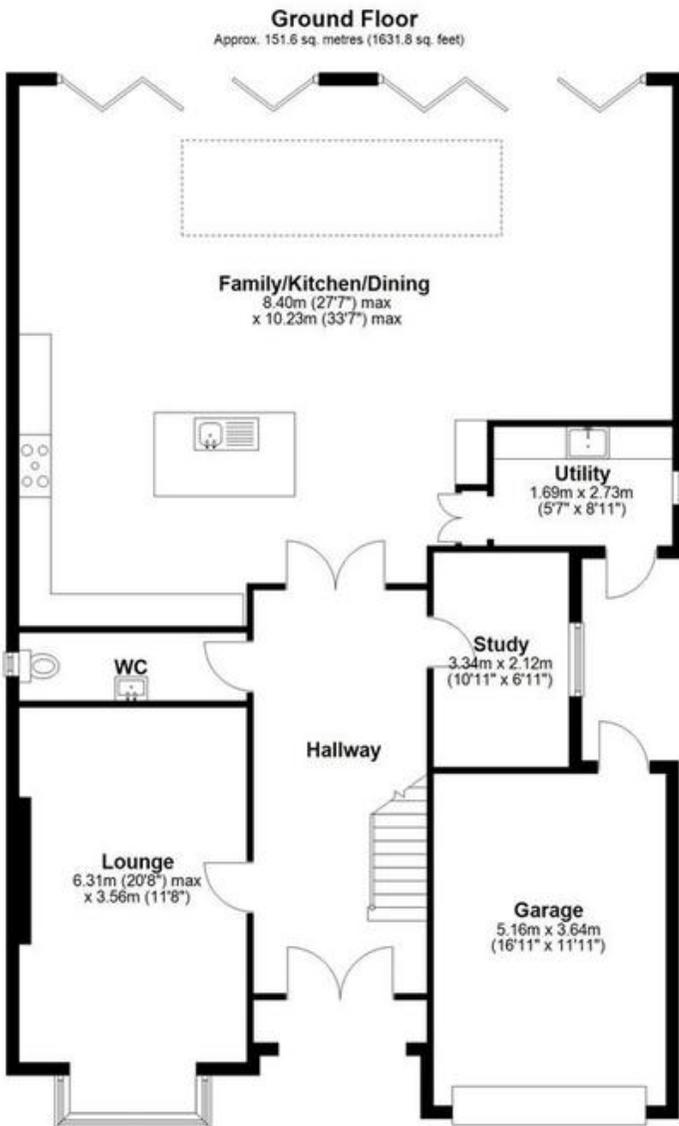






The landscaped rear garden has been thoughtfully designed, offering a combination of paved entertaining areas, comfortable outdoor seating with a feature fire pit, and a well maintained lawn, ideal for both relaxing and entertaining.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 327.8 sq. metres (3528.2 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

FEATURES

- Secure Gated Setting
- Elegant Interior
- Impressive Kitchen
- Beautiful Outdoor Space
- Luxury Bedroom Suites
- Premium Finishes Throughout
- Offered Furnished & Available Now

SIZE Total - 3,557.6 sq ft

HOLDING & SECURITY DEPOSIT

Holding Deposit - £1500.00

Security Deposit - £7500.00

SOLIHULL METROPOLITAN BOROUGH COUNCIL - H

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	10 Mbps	0.90 Mbps
Superfast	42 Mbps	8 Mbps
Ultrafast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: EE - 89%, Vodafone - 89%, 3 - 66%, O2 - 78%

PARKING

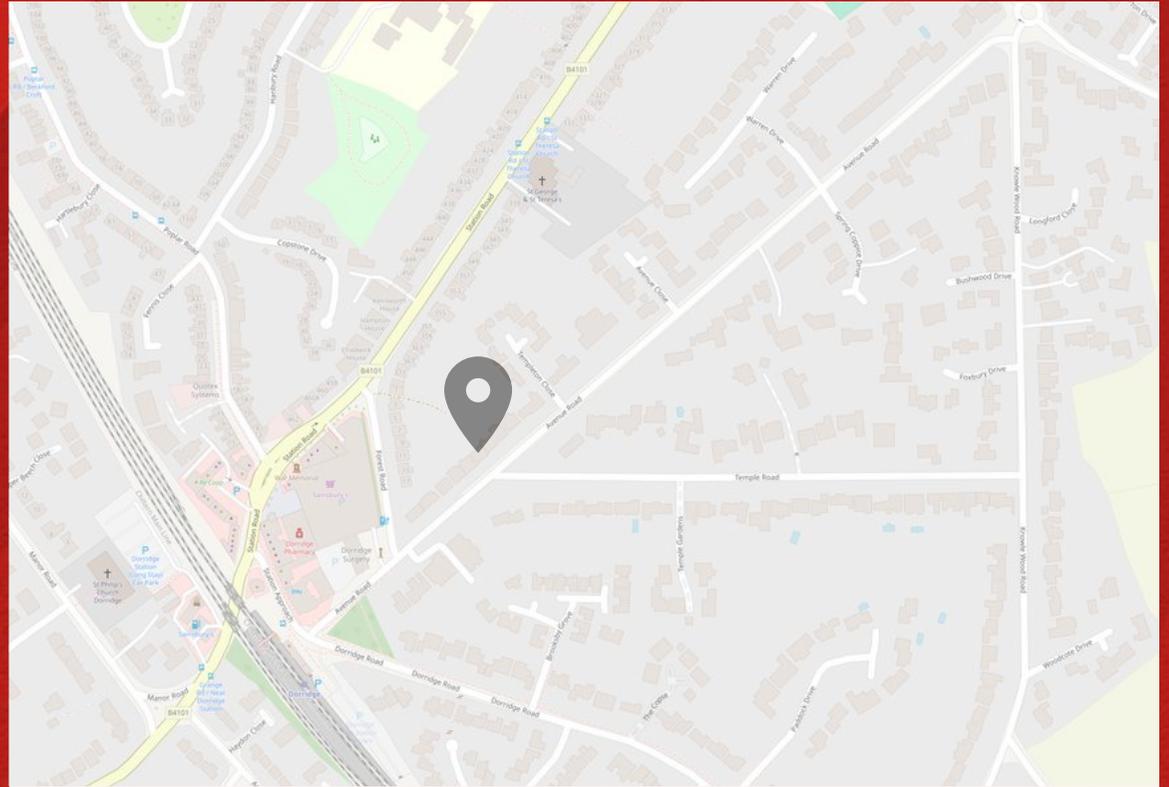
Private/Gated Driveway for 3 Cars & Large Integral Garage

FLOOD RISK

Low Flood Risk

COVENANTS

N/A



LOCATION

This attractive detached home sits in the sought-after village of Dorridge, West Midlands, within the B93 postcode. The area blends countryside charm with strong transport links, making it ideal for families and professionals.

Dorridge offers independent shops, cafés, excellent schools and green spaces like Dorridge Park. The station provides direct rail links to Birmingham and London, and the nearby M42 and M40 give easy access to Solihull, Warwick and the wider motorway network. It is a peaceful yet well connected place to live.

VIEWING

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

☎ 0121 775 0101

@ lettings@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.

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