



**DM&Co.**  
— SALES & LETTINGS —

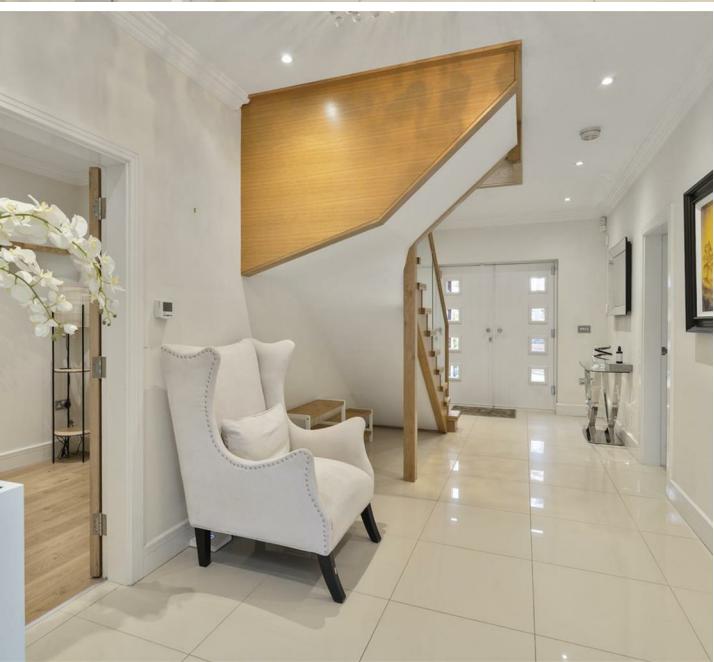
17 Avenue Road  
Dorridge B93 8LD

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



## DETAILS

Your Text Here



## OUTSIDE & LOCATION

Your Text Here



## MATERIAL INFORMATION

Your Text Here

## OTHER SERVICES

DM & Co are pleased to offer the following services:-

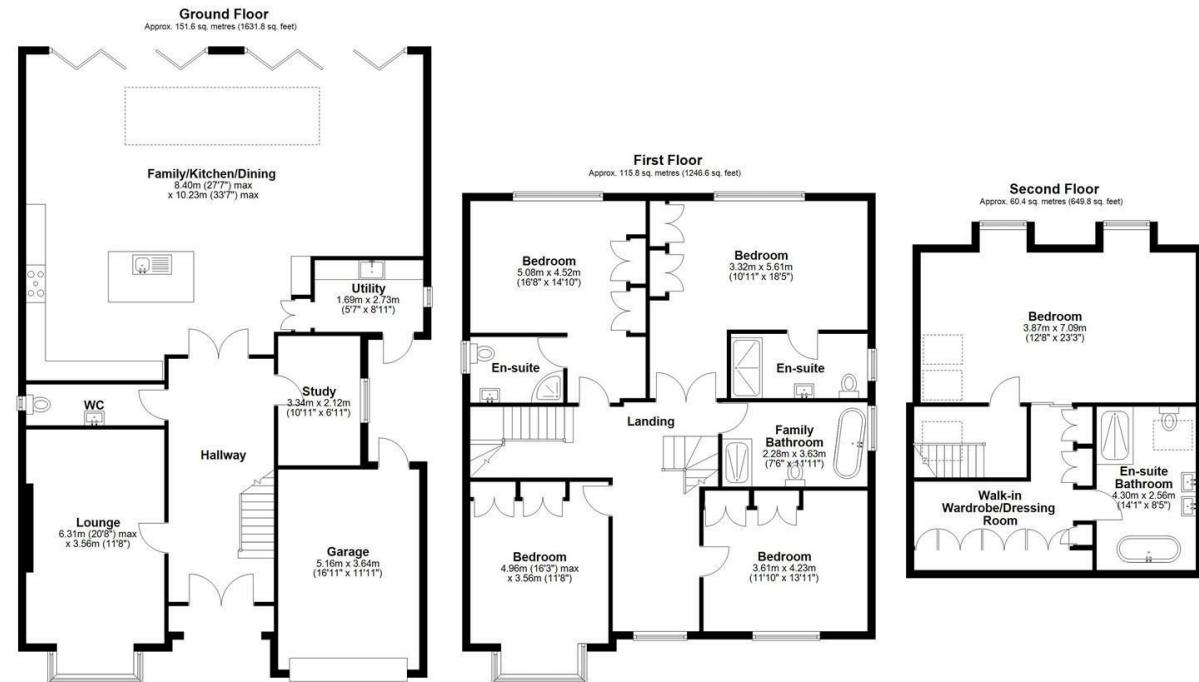
**Residential Lettings:** If you are considering letting your property, please contact the office on 0121 775 0101.

**Mortgage Services:** If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

## FEATURES

- Secure Gated Setting – Private entrance with sliding gates and driveway parking for several cars.
- Elegant Interior – Spacious hallway leading to stylish reception rooms and flexible study space.
- Impressive Kitchen – Sleek open-plan kitchen, dining and family area with bi fold doors onto the garden.
- Beautiful Outdoor Space – Landscaped garden with seating zones, fire pit and lawned area for entertaining.
- Luxury Bedroom Suites – Five generous bedrooms with fitted storage, en-suites and a superb top-floor principal suite.
- Premium Finishes Throughout – Underfloor heating, air conditioning, integrated sound system and offered fully furnished.
- Holding Deposit - £1500.00
- Security Deposit - £7500.00
- Offered Furnished
- Available Now



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/skipped 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.

Plan produced using PlanIt

## VIEWING

Book a viewing with Sole Agents DM & Co.

Premium by phone or email:

0121 775 0101

lettings@dmandcohomes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	76

England & Wales      EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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