

PRIVATE LISTING

*Shhh...*

EXCLUSIVE ACCESS

AVENUE ROAD

*DM&Co.*  
— SALES & LETTINGS —

58 Avenue Road  
Dorridge B93 8JZ

Substantial Five-Bedroom Home In The Heart  
Of Dorridge, Available Immediately & Offered  
Unfurnished.

## DETAILS

Perfectly positioned on a generous plot within the highly sought-after Dorridge Triangle, this immaculately presented five-bedroom detached home offers exceptional family living in a prime location. The property benefits from a large driveway and is just a short walk from Dorridge Station, making it ideal for commuters.

Upon entering, the welcoming hallway sets the tone for a home that balances space, style and practicality. The ground floor offers two reception rooms, including a bright dual-aspect living room and a versatile study, which could also be used as a family room or playroom. The heart of the home is the spacious open-plan breakfast kitchen and family room, perfect for both everyday living and entertaining.

Further benefits include a guest cloakroom, WC and a separate utility room with a courtesy door leading into the double garage, providing excellent storage or space for two vehicles.

The first floor comprises five well-proportioned bedrooms and two modern bathrooms. The principal bedroom enjoys a stylish en-suite, while the remaining bedrooms are served by a generous luxury family bathroom featuring a freestanding bath and large walk-in shower.

Externally, the property offers a double garage and ample off-road parking on the expansive tarmacadam driveway. To the rear is a beautifully landscaped, south-easterly facing garden with a wide lawn, providing an ideal setting for outdoor relaxation and family enjoyment.

In summary, this outstanding home presents a rare opportunity to rent within a prestigious location, combining spacious and flexible accommodation with excellent transport links and attractive outdoor space.

Available Now & Offered Unfurnished ( Short Term To 12 Month Tenancies Available)

Solihull Council - Tax Band G

## OUTSIDE & LOCATION

Dorridge is a highly sought-after village, combining picturesque surroundings with excellent amenities. The village has a Sainsbury's Superstore, independent shops, cafes, restaurants, and its own train station with direct links to Birmingham and London.

Sports enthusiasts will enjoy nearby Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club, and Old Silhillians Rugby Club, as well as local gyms. Families benefit from well-regarded schools in Dorridge and neighbouring Knowle, with Arden Academy and Solihull's schools just a short drive away.

Dorridge is perfectly connected for commuters, with easy access to the M42 and M40, plus Birmingham Airport, Birmingham International Train Station, Resorts World, and the NEC all within easy reach.

MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 82%

Vodafone - 78%

3 - 76%

O2 - 74%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 15 Mbps (Highest available download speed) 1 Mbps (Highest available upload speed)

Superfast 107 Mbps (Highest available download speed) 20 Mbps Good (Highest available upload speed)

Ultrafast 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Low Flood Risk

OTHER SERVICES

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

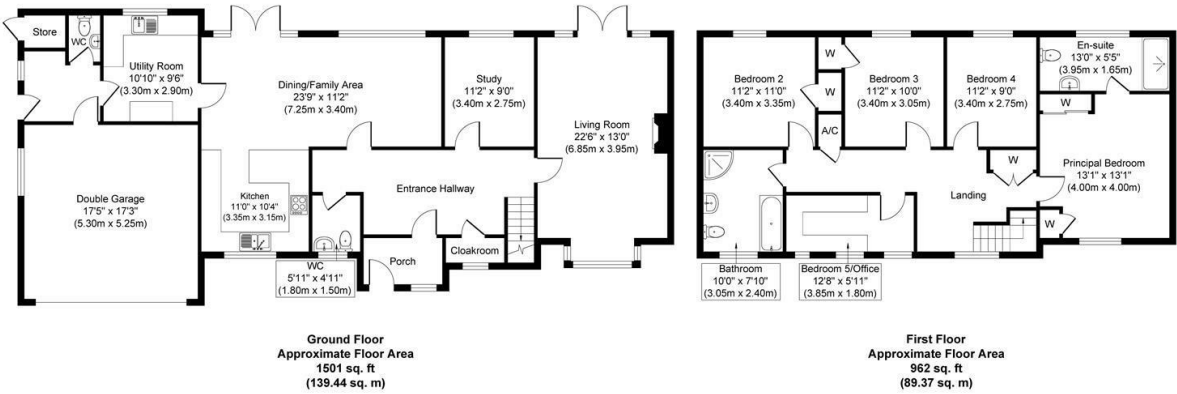
Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

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

Agents Note: Whilst every care has been taken to prepare these salesparticulars, they are for guidance purposes only. All measurements areapproximate are for general guidance purposes only and whilst every carehas been taken to ensure their accuracy, they should not be relied upon andpotential buyers are advised to recheck the measurements

FEATURES

- Short Term & Long Term Tenancies Welcomed
- Located Within Easy Walking Distance To Dorridge Station
- Five Bedrooms And Two Bathrooms Located To the First Floor
- Large Landscaped Southerly Facing Rear Mainly Laid With Lawn
- Double Garage And Parking For Several Vehicles
- Two Reception Rooms Including Dual Aspect Living Room And Study
- Holding Deposit - £923.00
- Security Deposit - £4615.38
- Offered Unfurnished
- Available Now



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.  
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VIEWING

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