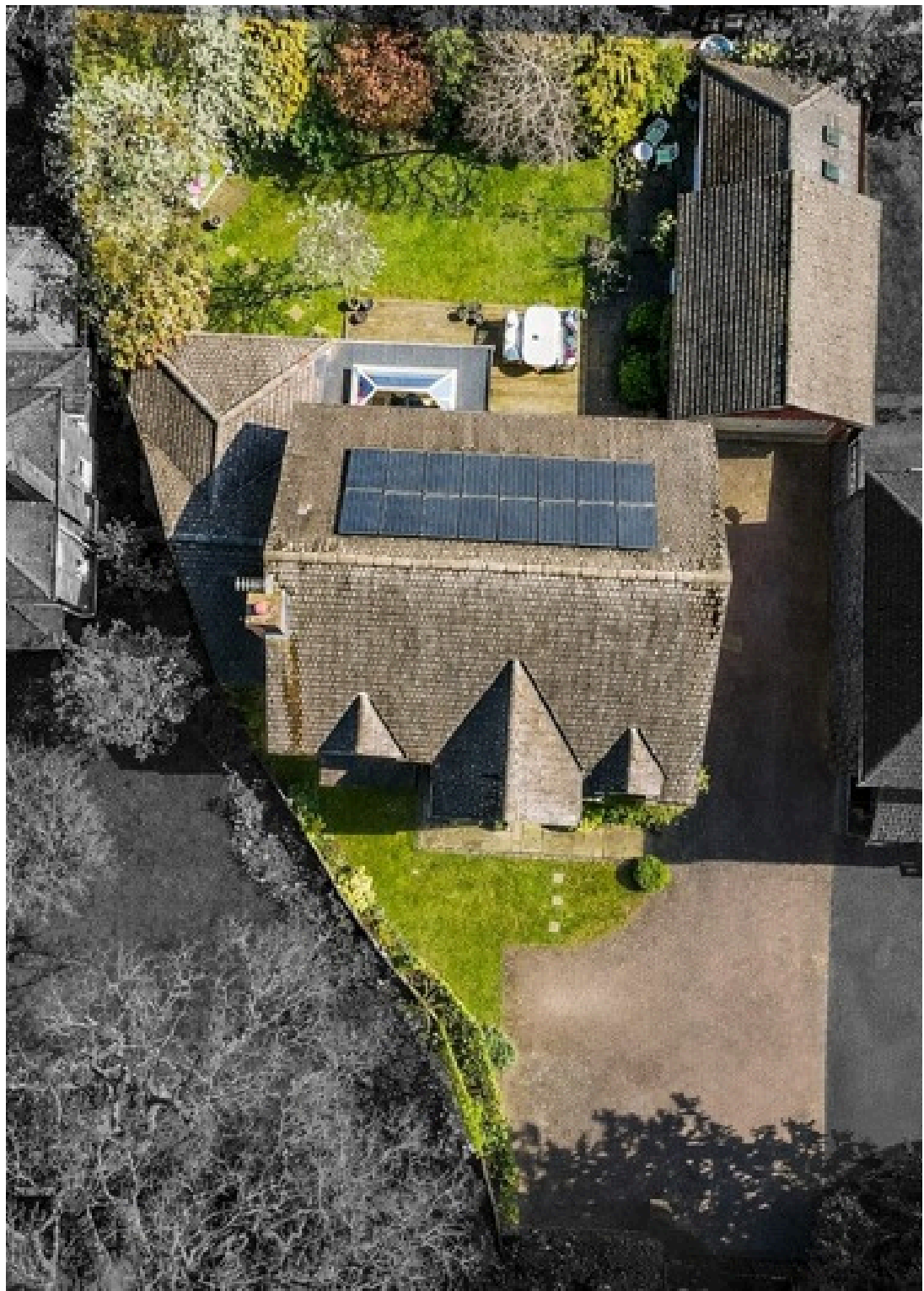




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YOUR PREMIUM AGENT

**271 FOUR ASHES ROAD
DORRIDGE
B93 8NR**

Tucked away behind gates within an exclusive setting of just three properties, this spacious detached home is well suited to family life and entertaining. The layout naturally brings people together, with open-plan areas, additional leisure space and a private garden that extends the living environment outdoors. With versatile rooms and a practical design, it offers a home that adapts easily to both busy days and quieter moments.



271 FOUR ASHES ROAD

Positioned within a small gated development in Dorridge, this well-maintained detached home offers a thoughtful balance of space, practicality and comfort. Designed to accommodate modern family living, the property combines open-plan areas with more private rooms, allowing flexibility for both everyday routines and social occasions. The layout has been carefully considered, with a natural flow between the main living spaces and a strong connection to the garden at the rear. Large windows and additional living areas enhance the sense of light throughout the home, while well-defined rooms provide structure where needed.

Upstairs, the arrangement of bedrooms supports a variety of uses, whether for family members, guests or home working. The inclusion of multiple bathrooms and adaptable spaces ensures the home can evolve with changing needs.

Externally, the property benefits from a private position, generous parking and a landscaped garden that complements the interior space. Combined with its location in a well-regarded area known for its amenities and transport links, this home presents a solid and appealing option for buyers seeking space and convenience.





The ground floor is arranged around a central hallway, providing clear access to each of the main living areas. The entrance sets a practical tone, with durable flooring and a well-proportioned layout that immediately feels open and connected.

The study at the front benefits from bespoke fitted furniture, making it well suited for home working or quiet use away from the main living areas. Opposite, the living room offers a dual aspect, allowing light to enter from multiple angles. The inclusion of a gas fire provides a natural focal point without dominating the space.

Moving through, the dining room links directly to the orangery, where a lantern roof light enhances the sense of height and brightness. This area works well as a transition between indoor and outdoor living, with views across the garden and easy access via double doors.

The adjoining games room adds further flexibility, currently arranged with a bar and space for a pool table. It functions well as a social space while still feeling connected to the rest of the home.

The kitchen is fitted with in-frame cabinetry and marble worktops, offering a practical layout with good storage and preparation space. Integrated appliances are neatly incorporated, while double doors provide direct access to the garden. The utility room mirrors the kitchen finish and offers additional workspace along with space for laundry appliances and side access.









An airy galleried landing leads to five well-proportioned bedrooms, along with an airing cupboard and access to a loft space with potential for further development, subject to permissions.

The principal bedroom is positioned to the rear and includes fitted wardrobes and an en suite bathroom (with underfloor heating) which connects to a large dressing room. This space can be returned to a double bedroom if required.

Bedroom two sits to the front and benefits from its own en suite. Bedroom three includes fitted wardrobes and access to a Jack and Jill bathroom, fitted with both a bath and separate walk-in shower. Bedroom four, also with fitted storage, is currently used as a study or hobby room.







The outside space has been designed to offer both functionality and ease of use. The rear garden includes a patio area positioned for outdoor seating and dining, creating a natural extension of the indoor living space during warmer months.

The lawn and planted sections provide a balanced layout, suitable for a range of uses while remaining manageable. Established borders and surrounding greenery contribute to a sense of privacy without feeling enclosed.

The detached double garage offers secure parking or additional storage, while the brick-built garden room to the rear presents further potential. This space could be adapted for use as a home office, gym or studio, depending on requirements.

To the front, there is private parking for multiple vehicles including an electric charging point, supporting modern day needs while maintaining a clean and practical approach to the exterior layout.

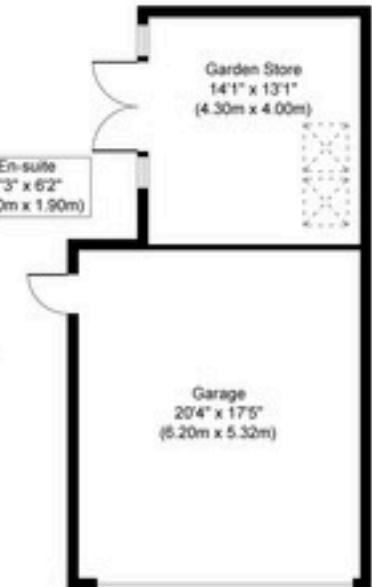
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
 Approximate Floor Area
 1644 sq. ft
 (152.70 sq. m)



First Floor
 Approximate Floor Area
 1070 sq. ft
 (99.40 sq. m)



Outbuilding
 Approximate Floor Area
 543 sq. ft
 (50.40 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.

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

www.dmandcohomes.co.uk

premium@dmandcohomes.co.uk