



**DM&Co.**  
PREMIUM

**23 WOODCHESTER ROAD  
DORRIDGE  
B93 8EN**

OPEN HOUSE - 13th Jun 11an - 1pm (by appointment only)

Beautifully presented four double bedroom detached home set within private landscaped grounds in the heart of Dorridge, all within walking distance of the centre and station. Featuring stunning open plan living space, three reception rooms and a south facing wrap around garden.

**PREMIUM**

# 23 WOODCHESTER ROAD

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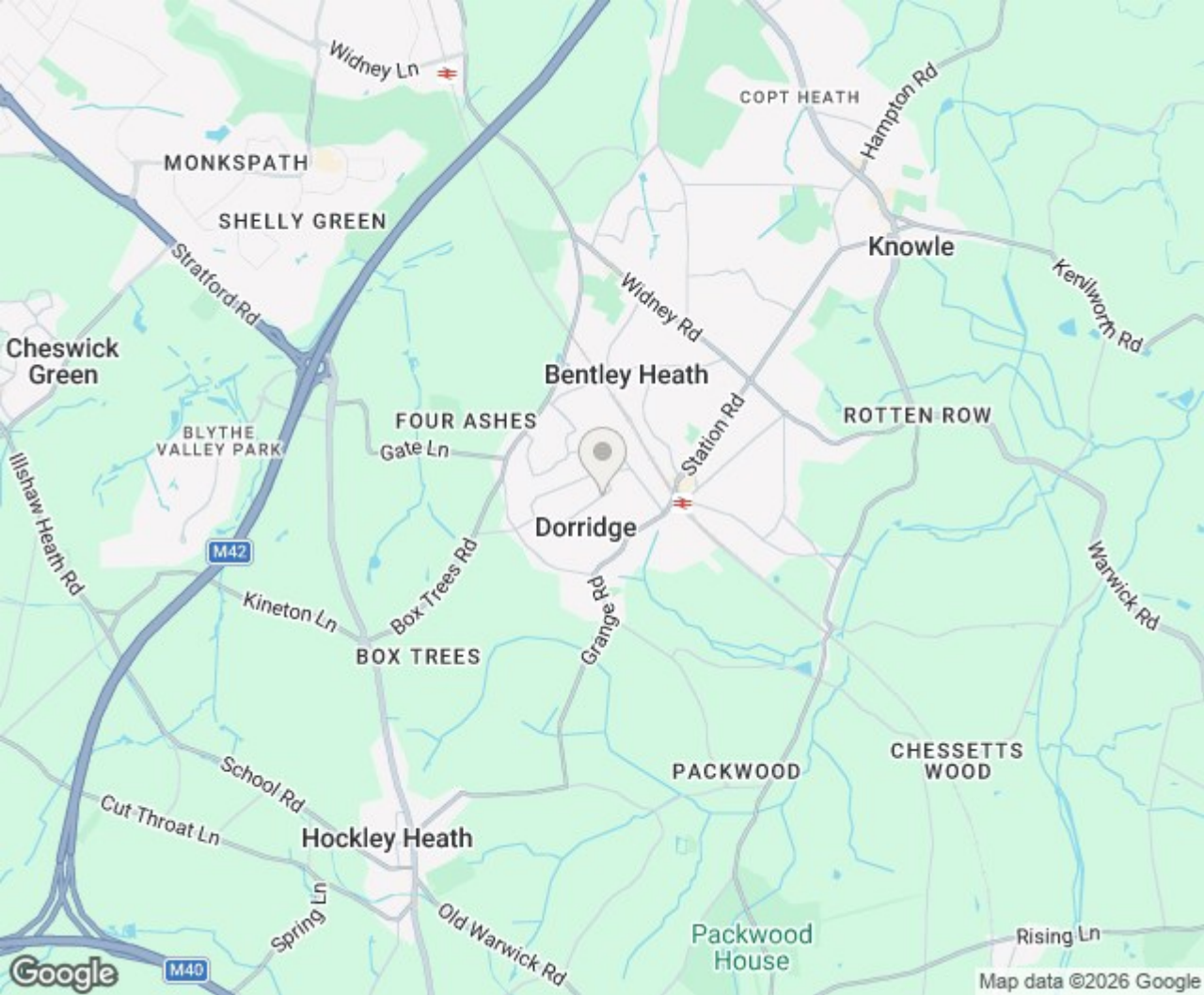


# 23 WOODCHESTER ROAD

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## LOCATION

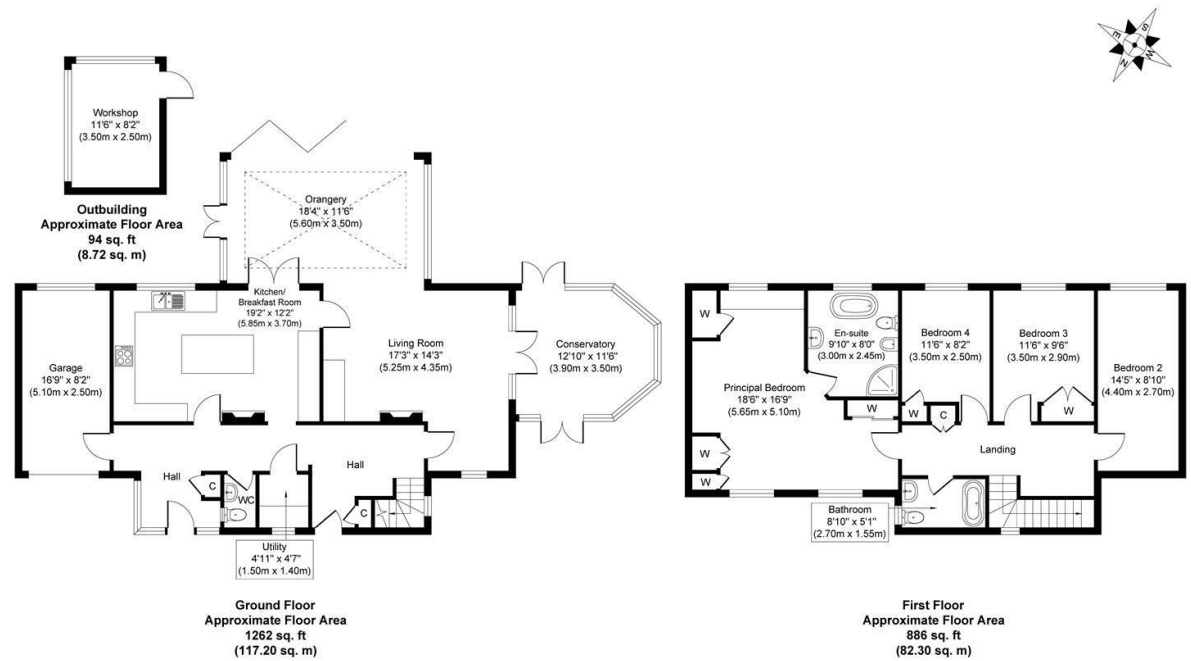
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## FEATURES

- Four Double Bedroom Detached House
- Stunning Open Plan Living Space
- Three Spacious Reception Rooms
- Magnificent Orangery With Bi-fold Doors & Underfloor Heating
- Elegant Breakfast Kitchen
- En-Suite Bathroom and Family Bathroom
- Wrap Around Landscaped Southerly Facing Garden
- Garage And Secure Parking
- Walking Distance to Dorridge Centre
- NO UPWARD CHAIN

## SIZE

Total - 2048.00 sq ft



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

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

📞 01564 777314

@ [premium@dmandcohomes.co.uk](mailto: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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>72</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>76</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC