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**23, WOODCHESTER ROAD
DORRIDGE
B93 8EN**

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.

23 WOODCHESTER ROAD

Set on one of Dorridge's most desirable roads, this thoughtfully designed four bedroom detached home offers spacious and versatile accommodation throughout. The property combines stylish open plan living with more traditional reception spaces creating a home perfectly suited to both family life and entertaining. Particular highlights include the impressive Shaker style breakfast kitchen with central island, impressive orangery with bi-fold doors and the beautifully landscaped south facing gardens which provide exceptional privacy. The property also benefits from an integral garage, external workshop and ample off road parking all within walking distance of Dorridge centre and station.





The property is entered via a bright and welcoming entrance hallway which provides access to all principal ground floor accommodation along with a guest cloakroom and practical utility area, as well as direct access to the garage. Throughout the ground floor the layout has been carefully considered to create a wonderful balance between open social spaces and more peaceful reception areas.

The spacious living room enjoys a warm and inviting atmosphere centred around a coal effect gas fire making it an ideal space to relax in the evenings. To the rear, the orangery offers an impressive additional reception area, perfect in summer filled with natural light from surrounding windows and large bi-fold doors and in winter warmed by its underfloor heating, opening directly onto the garden patio. This room creates a seamless connection between the indoor and outdoor spaces and is particularly suited to entertaining family and friends.

An oak framed conservatory provides yet another versatile reception space, currently used as a dining area, with panoramic views across the landscaped gardens allowing the outside to be enjoyed throughout the seasons. At the heart of the home sits the elegant breakfast kitchen fitted with bespoke cabinetry, feature central island and quality finishes throughout. A further coal effect gas fire adds character and warmth while the generous layout offers ample space for everyday family life.







The first floor offers four well proportioned double bedrooms all enjoying attractive garden views and an abundance of natural light. The accommodation has been thoughtfully arranged to suit modern family requirements while maintaining a comfortable and welcoming atmosphere throughout.

The principal bedroom is particularly impressive benefitting from double aspect views, fitted wardrobes and a beautifully appointed luxury en-suite. The en-suite features a roll top bath alongside a large walk-in shower creating a relaxing and practical space for everyday use.

The remaining three bedrooms are all double rooms offering flexibility for family living, guests or home working if required. These rooms are serviced by a well presented family bathroom fitted with modern sanitary ware and finished in a timeless style. Additional storage throughout the first floor further enhances the practicality of the accommodation.





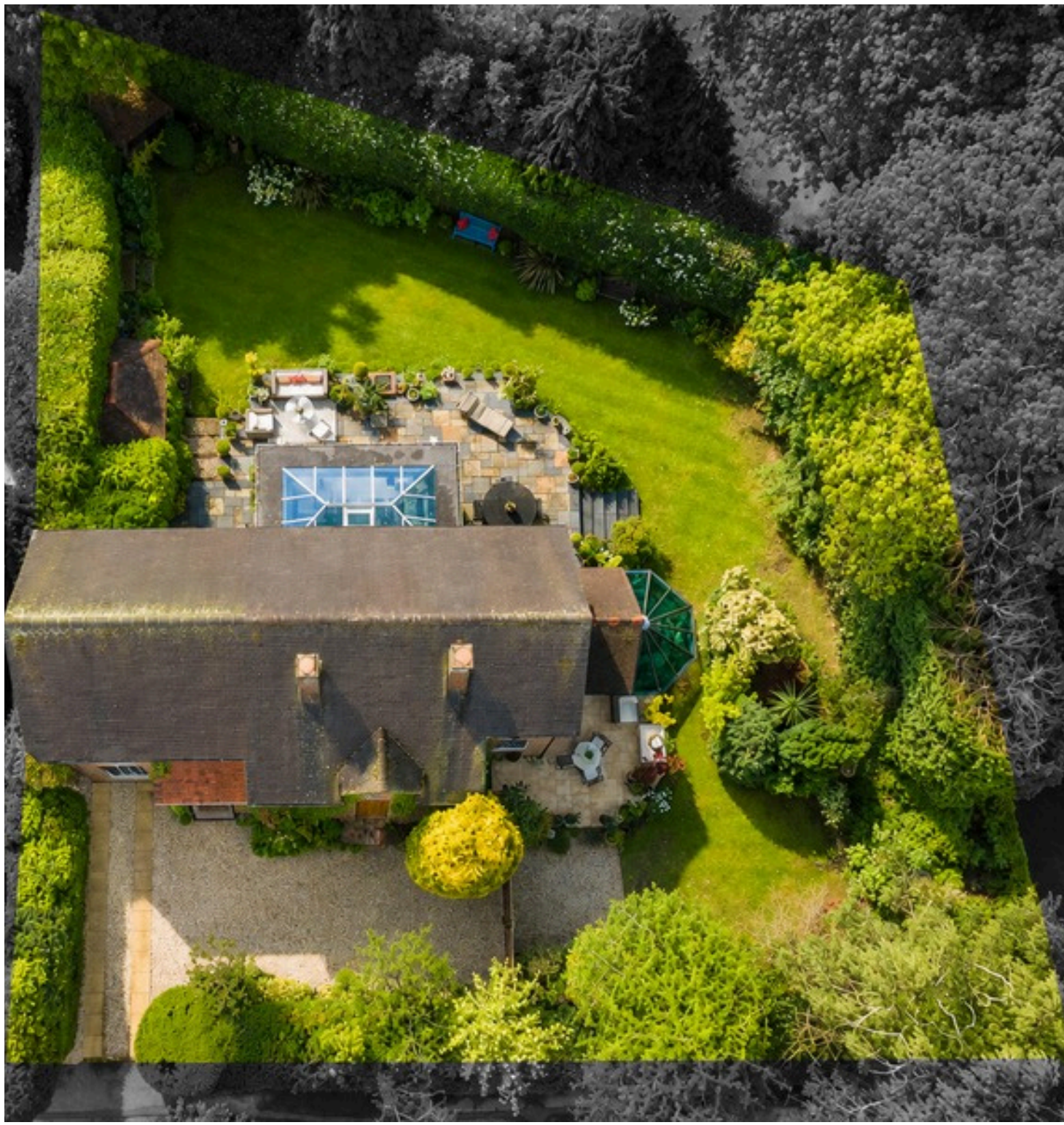


The property is approached by a pebble driveway providing ample off road parking alongside access to the integral garage. Wooden gates provide access to the rear garden and could offer potential for additional parking if required.

To the rear and side, the wrap around gardens have been beautifully landscaped to maximise both sunlight and privacy enjoying a wonderful southerly aspect. Extensive patio areas provide plenty of room for outdoor dining and entertaining while a decorative pergola with seating beneath offers a peaceful spot to relax throughout the year.



The gardens are securely enclosed making them ideal for families and those who enjoy spending time outdoors. Mature shrubs and planting provide colour and interest across the seasons while a well equipped external workshop offers excellent additional storage or hobby space. The overall setting feels peaceful and secluded despite being within easy reach of local amenities.



Ground Floor
Main area approx. 112.3 sq. metres (1209.3 sq. feet)
Plot coverage approx. 4.1 sq. metres (43 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 78.0 sq. metres (839.2 sq. feet)



Main area: Approx. 190.3 sq. metres (2048.4 sq. feet)

TOTAL AREA 2,136 sq. feet

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
- Wraparound Landscaped Southerly Facing Garden
- Garage And Secure Parking
- Walking Distance to Dorridge Centre

SIZE Total - 2,136 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL - F

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	12 Mbps	1 Mbps
Superfast	51 Mbps	9 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

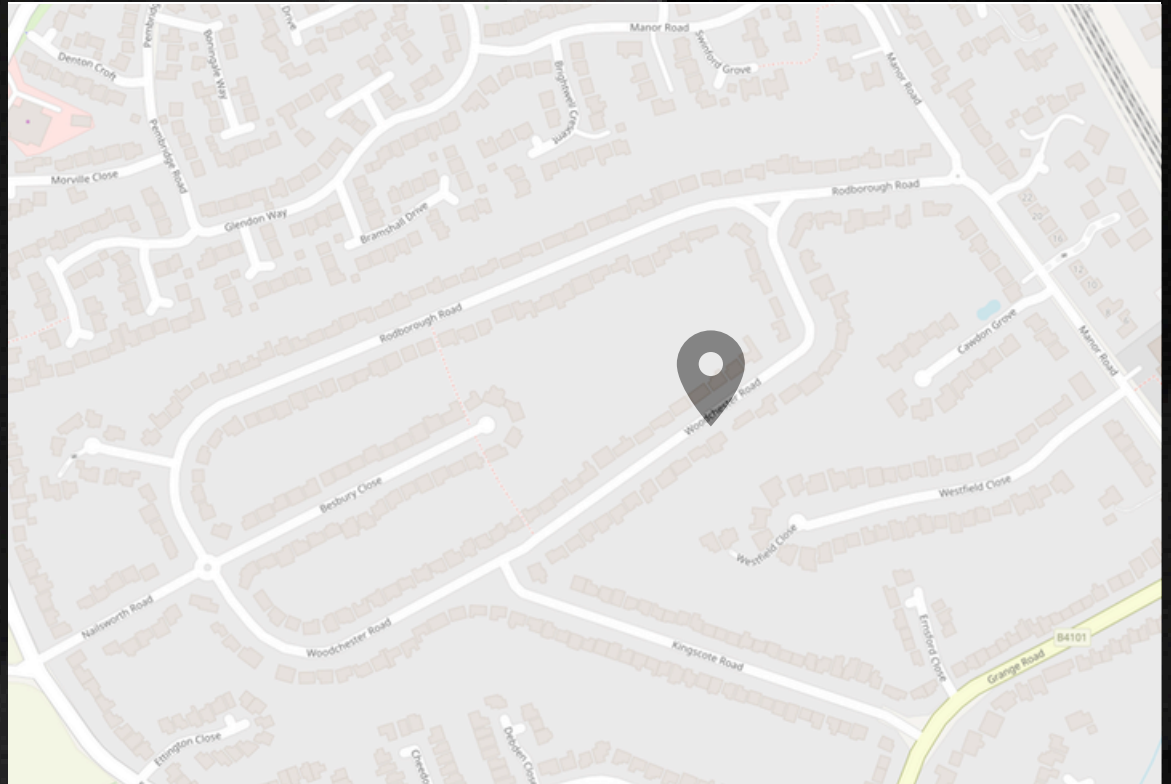
Network in the area: EE - 83%, Vodafone - 79%, Three - 78%
O2 - 76%

PARKING Garage & Driveway Parking

FLOOD RISK No Risk

COVENANTS N/A

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.



LOCATION

Situated in the heart of Dorridge, the property enjoys a highly regarded residential setting within walking distance of local amenities, well respected schools and Dorridge station providing direct rail links to Birmingham and London. Dorridge and neighbouring Knowle offer an excellent selection of independent shops, cafés, restaurants and everyday conveniences while the surrounding area is well known for its strong community feel and nearby green spaces. The location is particularly popular with families seeking access to excellent schooling and convenient commuter links while still enjoying a quieter village atmosphere.

VIEWING

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

📞 01564 777314 (option 4)

📧 premium@dmandcohomes.co.uk

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