



**271, Four Ashes Road**

Dorridge

theAgents  
property consultants

# A stunning five-bedroom detached family home exuding style and sophistication, situated in the desirable Dorridge area.

271, FOUR ASHES ROAD  
DORRIDGE

## Summary

An elegant, detached family residence nestled on one of Dorridge's most prestigious roads. This beautiful home offers a refined blend of well-proportioned accommodation and serene outdoor space. With light-filled rooms, excellent connectivity to local amenities and transport links in a sought-after area within the heart of Dorridge, this presents a superb family home for buyers seeking both convenience and comfort.

## Ground Floor

Upon entry, the reception hall sets a tone of sophistication, complemented by an abundance of natural light in all directions. A generously sized formal living room with a large bay window offers warm ambience. Adjacent lies an open-plan kitchen, diner, the centre-piece of the home with a bespoke breakfast bar island with a fitted wine cooler and microwave. Meticulously designed kitchen with premium finishes, deep storage and Carrera marble worktops add desirability. A well appointed utility / boot room completes this space with side access. This, accompanied by a gorgeous sun room, makes it a perfect hub for entertaining family and friends. Following through the open-plan space, you are greeted by a sizeable games room currently housing a professional pool table, with a designated bar area. With views out to the manicured garden space, this feels like a peaceful retreat. Off the hallway, ensuring functionality without sacrificing style, there is a designated home office with a vast array of fitted units. Finishing off the ground floor, there is a downstairs w/c.

## First Floor

A refined landing provides a grand feel and gives access to five well-arranged bedrooms. The Principal suite is a great space with built in wardrobing, an en-suite bathroom with a double sink and walk-in shower room. Following on, the current owners have converted Bedroom five into a walk-in dressing room with bespoke units providing plenty of storage. Bedroom two benefits from built-in wardrobes and a beautiful 'Jack & Jill' bathroom with a seperate bath and shower. Bedroom three is a generous double bedroom with space for wardrobing, complete with an en-suite shower room, perfect for guests. Bedroom four again, is a double bedroom benefiting from wardrobing.

## Outside

Externally, this home is set behind a private frontage with matures hedging and gates. To the front, a private driveway offers parking for multiple vehicles plus a detached double garage. Gated side access leads to a generous rear garden, thoughtfully landscaped with a mixture of lawn, decking and gardening area. Mature trees and shrubbery create an attractive backdrop plus implementing privacy. A large garden store room is handy for gardening tools and furniture.

## Location

Highly requested area of Dorridge, this property benefits from excellent transport links and amenities making daily commuting convenient. Local amenities include; boutique shops, cafes and well-regarded schooling which all enhance the lifestyle appeal. The local area is characterised by high-quality homes and a strong sense of community.

## Services to the Property

All Mains Services are connected to the property. Solar Panels are also connected.

## Local Authority and Tenure

Solihull District Council and Freehold.

## EPC Rating

EPC Rated C.

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.











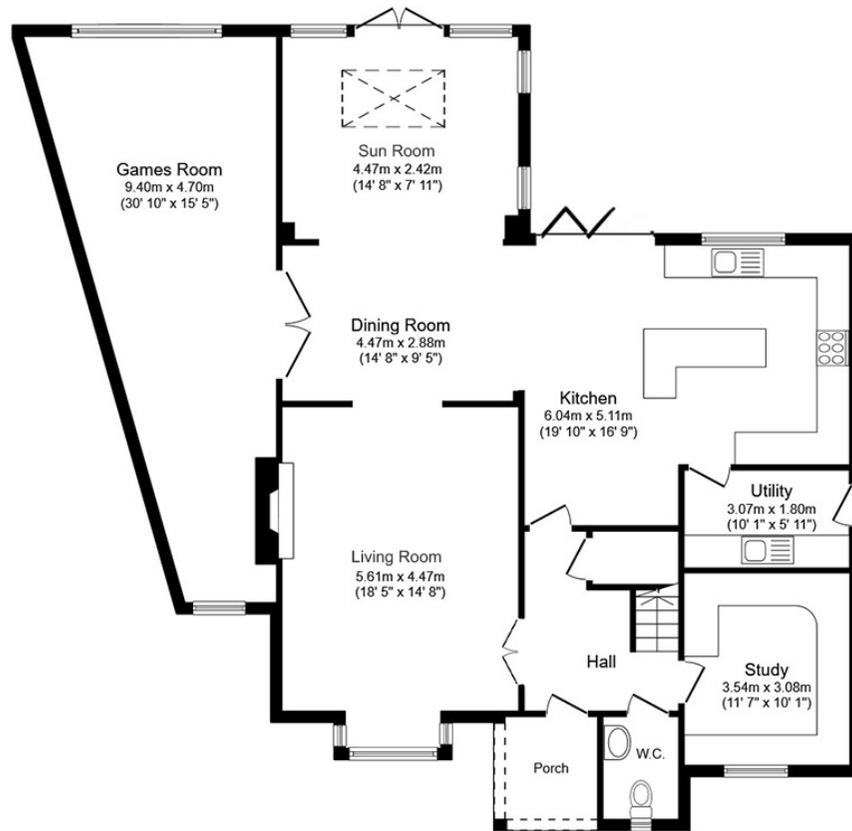






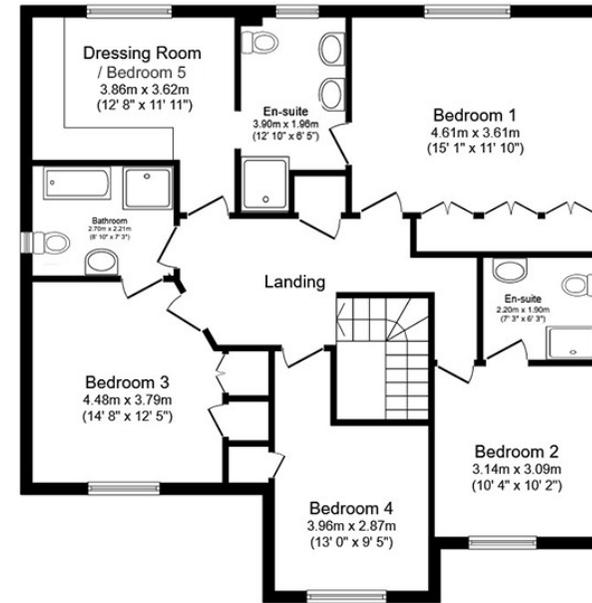
# 271 Four Ashes Road, Dorridge, Solihull, B93 8NR

Total floor area: 302.6 sq.m. (3,257 sq.ft.)



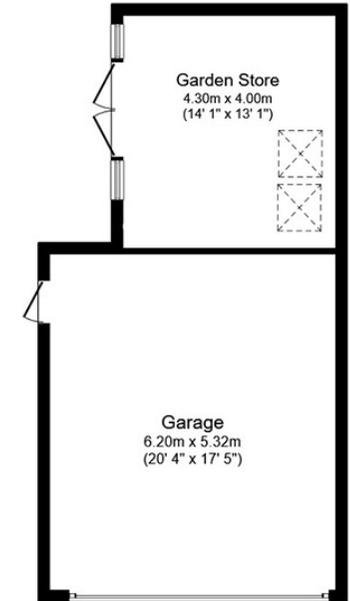
## Ground Floor

Floor area 152.7 sq.m. (1,644 sq.ft.)



## First Floor

Floor area 99.4 sq.m. (1,070 sq.ft.)



## Outbuilding

Floor area 50.4 sq.m. (543 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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**Important Notice**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.