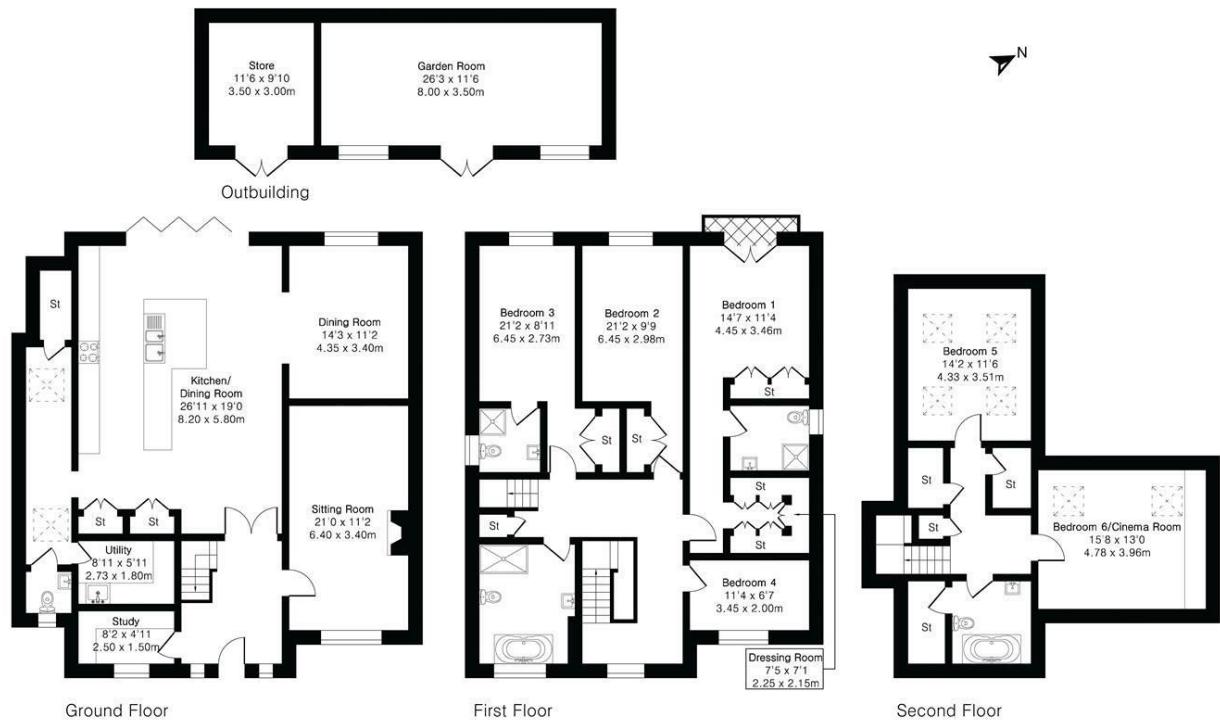
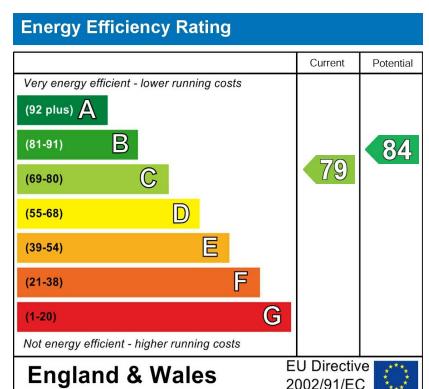


Approximate Gross Internal Area 3114 sq ft - 289 sq m
(Excluding Outbuilding)

Ground Floor Area 1315 sq ft - 122 sq m
First Floor Area 1167 sq ft - 108 sq m
Second Floor Area 632 sq ft - 59 sq m
Outbuilding Area 422 sq ft - 39 sq m



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- Substantial six-bedroom detached home in Dorridge
- Porcelanosa kitchen with Siemens appliances
- Bi-folds opening to full-width entertaining patio
- West-facing landscaped garden with garden room
- Short walk to Dorridge Station and schools

A welcoming and impressive entrance hallway immediately establishes the home's sense of space and attention to detail. The ground floor benefits from underfloor heating throughout and features three versatile reception rooms, including a formal living room, a study and a dining room, providing ample accommodation for both everyday living and entertaining.

At the heart of the home is a striking open-plan kitchen and dining space, designed for modern family life and social gatherings. Finished with a premium Porcelanosa kitchen, Siemens appliances and a statement central island incorporating a bespoke breakfast bar, the space flows seamlessly through bi-fold doors onto a purpose-built patio, ideal for the summer months. A utility room, plant room and guest cloakroom complete the ground floor accommodation.

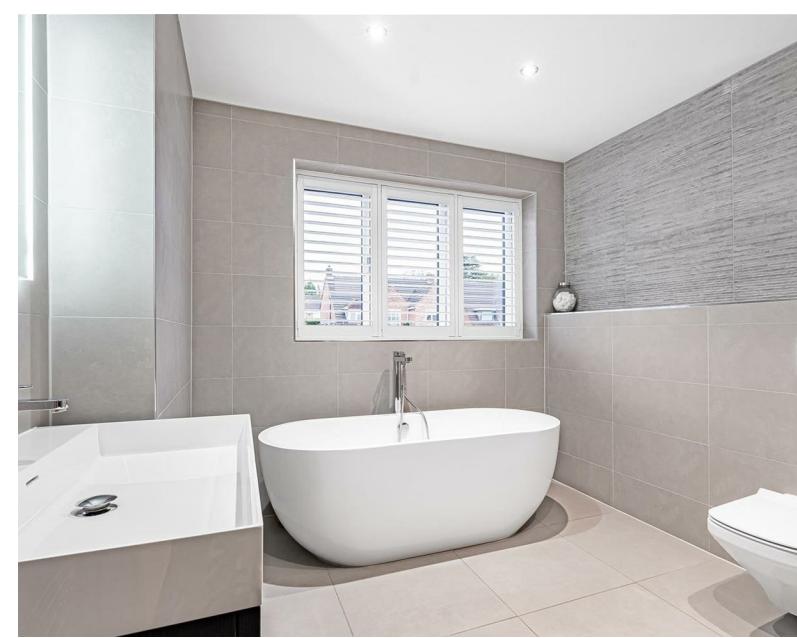
On the first floor there are four generously proportioned bedrooms, each offering a high level of comfort and style. The principal suite is a luxurious retreat, featuring a walk-in dressing room, fitted wardrobes and a beautifully appointed en-suite bathroom.

The second floor provides two further bedrooms, one of which is currently arranged as a cinema room, and an additional bathroom. This floor offers excellent flexibility and could easily function as a guest suite, additional principal bedroom or private living space, ideal for older children or visitors.

Externally, the west facing rear garden is a standout feature. Beautifully landscaped, it includes a full-width patio perfect for al fresco dining, a lawned area and a resin pathway leading to a purpose-built workshop and garden room. The garden room offers excellent potential for use as a home office, gym or studio.

Dorridge is an attractive and well-regarded village that offers an excellent balance between semi-rural surroundings and everyday convenience. Surrounded by open countryside yet exceptionally well connected, the area is popular with families and professionals alike. The village provides a range of local amenities, including a Sainsbury's Superstore, independent shops and cafés, along with its own railway station offering regular services to Birmingham and London.

Dorridge itself offers infant and junior schooling, while neighbouring



Knowle is home to Arden Academy, an outstanding secondary school. Just a short drive away, Solihull also provides an extensive choice of state and private schools, as well as Touchwood Shopping Centre. There are excellent road links via the M42 and M40 which provide access to the wider motorway network, while Birmingham International Airport and Birmingham International Railway Station are both easily accessible.

Council Tax Band - F