



Wilvermore
12 Gladstone Road, Dorridge, Solihull





A beautiful **traditional family home** with stunning contemporary addition situated within this superb location.

Distances

Solihull 3 miles, Birmingham 10 miles, M42 (J4) 1.5 miles, M40 (J16) 3.5 miles, Birmingham Airport/NEC 7 miles, Dorridge Station (trains to London Marylebone from 90 minutes (all distances and time are approximate)

Situation

Wilvermore, 12 Gladstone Road is conveniently situated in the centre of Dorridge, within walking distance of all the amenities that it has to offer. Dorridge has a wide selection of local shops, restaurants and highly regarded junior and infant schools, as well as an excellent bus service to both Knowle and Solihull. There is a train station in the village with regular services to Birmingham and London Marylebone.



Tenure
Freehold

Local Authority
Solihull District Council:
0121 704 6000

Council Tax
Band G





Solihull town centre is only 3 miles away and offers excellent shopping facilities, including the Touchwood shopping centre, which has a selection of exclusive shops with household names such as John Lewis. There is also an abundance of restaurants, bars and leisure facilities.

Wilvermore, 12 Gladstone Road is ideally placed for access to the motorway network, with the M42 (J4) just 1.5 miles away. Birmingham International Airport/NEC is located off Junction 6 to the north, and the M40 (J16) lies some 3.5 miles from the property, providing the principal route to London.

The property

One enters the property via the entrance hall with stairs rising to the first floor and doors leading to the principal reception rooms, which include a wonderful drawing room with delightful bay window and a feature fireplace housing a log burner with cast iron surround. The second principal reception room is the music room, formerly the dining room. This delightful room again has the benefit of a large bay window allowing plenty of light to shine through and an open fire with bespoke limestone fireplace and cast-iron insert.

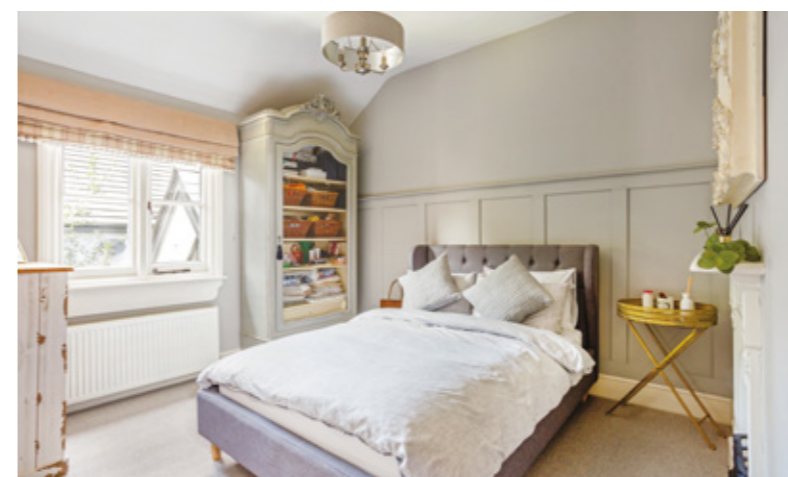
The hub of this home is sure to be the open plan kitchen, dining, living room, which certainly 'wows' all those that enter. This fantastic contemporary extension is the perfect place for entertaining, with sliding doors to the inner





courtyard and the rear gardens. The kitchen area comprises a great range of wall and base units sitting beneath a porcelain worktop and central island with integrated appliances, including three multi-function ovens, a coffee machine, a dishwasher, Quooker tap and sink composter. There is ample space for a seating area and dining area; therefore, it is clear that this space works incredibly well for a family. The ground floor is complimented further via the utility, pantry and cloakroom.

The upper floors comprise four double bedrooms and two bathrooms, with a large loft room providing further potential and scope for work.





Gardens and grounds

To the front of the property is a driveway allowing parking for several cars and giving access to the garaging.

To the rear is a mainly laid to lawn garden, having a well-placed patio area perfect for those wishing to entertain and an array of mature trees and hedges to the boundary, ensuring privacy.

Approximate Gross Internal Floor Area
 House: 274 sq m (2,951 sq ft)
 Garage: 21 sq m (224 sq ft)
 Total: 295 sq m (3,175 sq ft)
 inc. storage & restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Services

Mains gas, electricity, water and drainage are connected to the property.

What3Words

///wings.silently.relegate

Viewing

By prior appointment only through the agents.

Knight Frank Stratford-upon-Avon
 Bridgeway House, Bridgeway
 Stratford-upon-Avon
 Warwickshire CV37 6YX
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I would be delighted to tell you more

Will Ward-Jones
 01789 297735
william.ward-jones@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Date: 31 July 2024
Our reference: STR012444023

Wilvermore, 12 Gladstone Road, Dorridge, Solihull, B93 8BX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,650,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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V4.2 Feb 24