



Mulberry House  
30 Knowle Wood Road  
Dorridge  
B93 8JJ

**Price On Application**

- Brand New Stunning Family home located in the heart of the Golden Triangle
- Just a short stroll to Dorridge Station with direct lines to Birmingham & London with excellent local schooling nearby
- Five bedrooms all with en-suite facilities, dressing room & Juliet balcony to Master
- Superb open plan Siematic kitchen and family room
- Excellent specification throughout, garage and multi car driveway

**Whiteacre** *Homes*



## LOCATION

Dorridge has always been considered one of the more sought after villages in which to reside being situated on the edge of open countryside and is only a few minutes' drive from Solihull with its unrivalled amenities. Dorridge contains an excellent selection of local shops, highly thought of Junior and Infant School, a most useful Station with commuter services not only to Birmingham, but also to London (Marylebone) and bus services to Knowle and Solihull. In addition, Dorridge's natural park is close by and the local village of Knowle is only 1½ miles distant. The National Exhibition Centre, Birmingham International Airport and Railway Station are an approximate 15 minute drive. The M42 provides fast links to the M1, M5, M6 and M40 (Birmingham to London) motorway (mileages approximate).

The development resides within the renowned Golden triangle in the sort after are of Dorridge. It is just a mere 0.6 miles away from the Dorridge Train Station, 0.8 miles away from Arden Senior School, 0.6 miles away from The Forest Hotel and 0.5 miles away from amenities consisting of: Sainsbury's, Tesco Express, Costa, multiple take aways, The Hexagon wine bar, hairdressers, dentists, and many more.



## DESCRIPTION

Plot 1 is one of just two luxury homes designed and built by Whiteacre Homes who are renowned for their excellent specification, attention to detail and post completion care.

The property provides expansive living accommodation over three floors that have been elegantly and thoughtfully designed to combine indulgence throughout achieved by utilising the very latest in high quality fixtures, fittings and technology within these spacious homes.

The property has a light filled and inviting hallway with views to the top floor through the galleried glass feature staircase. This is emphasised by the remotely operated large velux roof window.

To the ground floor there is a separate formal dining room with large feature bay window, study, guest cloakroom, double doors leading into the sitting room with feature fireplace and French doors opening out to the patio and rear garden. Further double doors from the hallway lead into the impressive open plan kitchen/breakfast/family area having a Siematic kitchen by the highly regarded Kitchens Gallery and bi-fold doors open out onto the rear garden.

To the first floor there is a galleried landing off which leads four excellent bedrooms. The master suite has a walk in dressing room and en-suite, French doors opening out to the Juliet balcony, enjoying views to the south westerly garden. The three further bedrooms all benefit from en-suite facilities.

The second floor offers most versatile space with a fifth bedroom incorporating a dressing area leading to en-suite. The second floor also comprises a separate office and further recreation / cinema room, which could offer a 6<sup>th</sup> bedroom if required. A separate store area also adds to the practicalities of this home.

The rear garden and patio enjoy a south westerly aspect. All in all this new home offers well thought out family living space whilst offering all the contemporary features and technology for modern day living.

Whiteacre Homes believe in a continuous improvement policy throughout the build process and thus please refer to the sales advisor for any upgrades and changes to the specification shown in these details. Build completion is anticipated for Autumn/Winter 2018, however, this is subject to change.

***All images used are indicative only***

## SPECIFICATION

### KITCHEN

Professionally designed Siematic contemporary kitchen by Kitchen Gallery

A range of Siemens appliances to include ovens/steam oven/microwave  
Integrated fridge/integrated fridge freezer/integrated dishwasher/integrated wine cabinet

### UTILITY ROOM

Siematic contemporary full fitted units with fitted worktops  
Siemens washing machine and tumble dryer (both free standing)

### BATHROOM, EN-SUITE'S (AS APPLICABLE) & CLOAKROOM

Duravit/Laufen sanitaryware  
Free standing baths to enter en-suite and top floor suite  
Hansgrohe brassware  
Porcelanosa wall & floor tiling  
Shaver sockets to bathroom & en-suite's  
Chrome mains heating towel rails in all en-suite's

### INTERNAL FINISHES

Contemporary doors with chrome/brushed furniture  
Porcelanosa porcelain floor tiling to hall/kitchen/breakfast/family area/en-suite's  
Oak and glass feature galleried staircase

Fitted wardrobes to dressing room

### ELECTRICAL & LIGHTING/MEDIA & COMMUNICATIONS

Smart lighting controls  
USB sockets to all rooms  
Sky ready throughout/telephone points with wired Wi-Fi points  
Cat 6  
Sonos integrated sound system (to selected areas – upgrade options available by buyer)

## HEATING

Underfloor heating to ground and first floor with second floor en-suite included  
Heatmiser Smart control underfloor heating  
Worcester Bosh boiler

## ENVIRONMENTAL DETAILS

A-rated kitchen appliances to reduce water and energy use  
Dual flush mechanisms to toilets to reduce water use  
A proportion of low energy lighting  
Energy efficient heating and hot water system combination boiler

Double glazed, UPVC flush casement design windows providing a high level of thermal insulation and reduced heat loss to all external doors

## SECURITY

Outside lights  
Multi-point locking systems to external doors only

## EXTERNAL DETAILS

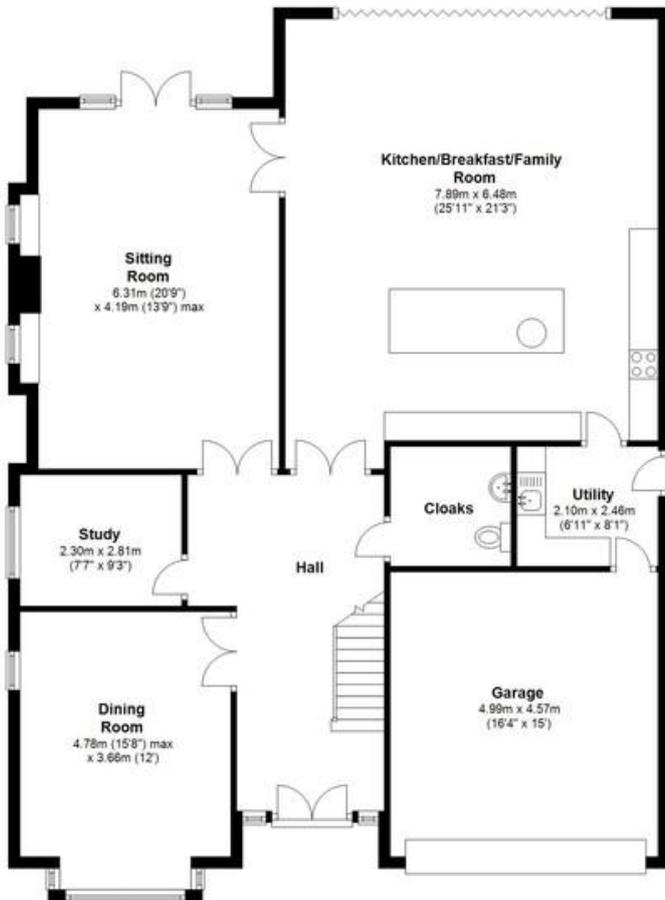
Aluminium Seamless detail guttering  
Outside water tap  
Fully landscaped front garden with driveway and planting  
Paving to rear garden patio to lawn

***Specification is subject to change, please refer to Whiteacre Homes or Sales Agent for changes***

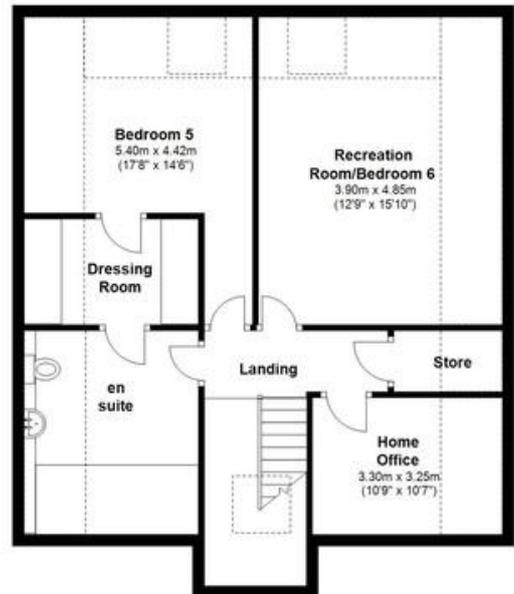
First Floor



Ground Floor



Second Floor



Measurements are approximate and should be used for illustrative purposes only  
Plan produced using PlanUp.

Plot 1, 30 Knowle Wood Road

## **GROUND FLOOR**

Reception Hall  
\*Guest Cloakroom  
\*Dining Room - 17' max into bay x 12' ( 5.2mx 3.66m)  
Study - 7'7" x 9'3" (2.30m x 2.81m)  
\*Sitting Room - 21' x 14'7" max into fireplace (6.4m x 4.5m)  
Kitchen/Breakfast/Family Room - 25'11" x 21'3" (7.89m x 6.48m)  
Utility Room - 6'11" x 8'1" (2.10m x 2.48m)

## **FIRST FLOOR**

Landing with Linen/Airing Cupboard  
Master Bedroom - 20'9" x 13'9" (6.31m x 4.19m) with Dressing Area  
En-Suite Bathroom  
Bedroom 2 - 14'11" x 15'3" (4.29m x 4.65m)  
En-Suite Shower Room  
Bedroom 3 - 20'9" x 13' (6.31m x 3.97m)  
En-Suite Shower Room  
Bedroom 4 - 20'9" x 13' (6.31m x 3.97m)  
En-Suite Shower Room

## **SECOND FLOOR**

Bedroom 5 - 17'8" x 14'6" (5.40m x 4.42m) including dressing room  
Dressing Room  
En-Suite  
\*Recreation Room/Bedroom 6 - 12'9" x 15'10" (3.90m x 4.85m)  
Home Office - 10'9" x 10'7" (3.30m x 3.25m)

## **OUTSIDE**

Double Garage and private driveway  
Landscaped gardens

***Please note : Measurements are taken from plan and are approximate***

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

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To complete our quality service, John Shepherd is pleased to offer the following: -  
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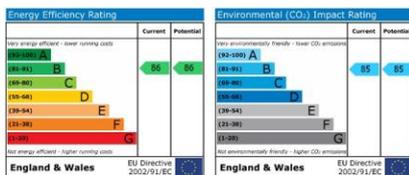
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