



## Bushwood Drive, Dorridge

Guide Price £1,395,000





## PROPERTY OVERVIEW

Located in a quiet gated cul-de-sac within the Dorridge "Golden Triangle" is this beautifully presented five / six bedroom detached property which was originally built by Cala Homes in 2015. Set over three floors, the property affords luxury accommodation throughout with underfloor heating to the ground and first floor, a large open plan breakfast kitchen and family room and luxury bathrooms. Internal inspection is absolutely essential to truly appreciate this magnificent family home. The property is set within a private gated cul-de-sac behind a block paved driveway with integral double garage. Internally the property provides a superb family home with all ground floor accommodation accessed via an imposing entrance hallway providing access to two reception rooms including formal sitting room with integrated wood burner and large dining room. Off the entrance hallway is a guest cloakroom and to the rear of the property a large open plan breakfast kitchen and family room with feature central island with quartz work surface and a range of high quality appliances. To the first floor are four double bedrooms, two of which have luxury ensuite facilities with the principal bedroom also benefitting from a large walk in wardrobe and extensive fitted wardrobes. To the second floor is the fifth double / guest bedroom and tv / cinema room both serviced via a luxury shower room.





Outside the property enjoys a landscaped rear garden which is mainly laid with lawn full width paved patio and side gated access. This is an outstanding opportunity to purchase a superb detached property built to the highest specification throughout and benefitting from being offered to the market with no upward chain. Viewing is strictly by appointment by contacting Xact Homes on 01564 777284.

- No Upward Chain
- Beautifully Presented Five / Six Bedroom Detached Property Originally Built In 2015 By Cala Homes & Benefitting From The Balance Of NHBC New Build Guarantee
- Three Reception Rooms Including Sitting Room / Dining Room & Family Room Off Large Open Plan Breakfast Kitchen
- Located In A Quiet Gated Cul-De-Sac Just Off The Dorridge Triangle
- Stunning Open Plan Breakfast Kitchen & Family Room
- Underfloor Heating
- Five Double Bedrooms & Three Luxury Bathrooms
- Principal Bedroom With Large Walk In Wardrobe
- TV Room To Second Floor
- Set Behind Electronic Gates





#### PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Tenure: Freehold





**PORCH**

**ENTRANCE HALLWAY**

**W.C**

**BREAKFAST/KITCHEN AND FAMILY ROOM**

34' 11" x 15' 2" (10.65m x 4.62m)

**SITTING ROOM**

21' 2" x 13' 2" (6.44m x 4.01m)

**DINING ROOM**

15' 6" x 14' 11" (4.73m x 4.56m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

14' 7" x 14' 3" (4.44m x 4.35m)

**ENSUITE**

**DRESSING ROOM**

**BEDROOM TWO**

15' 0" x 10' 3" (4.58m x 3.12m)

**ENSUITE**

**BEDROOM THREE**

14' 4" x 11' 2" (4.38m x 3.41m)

**BEDROOM FOUR**

14' 4" x 8' 9" (4.38m x 2.67m)

**BATHROOM**

**LAUNDRY**





## **SECOND FLOOR**

### **BEDROOM FIVE**

12' 10" x 12' 10" (3.92m x 3.92m)

### **SHOWER ROOM**

### **TV ROOM**

16' 8" x 12' 9" (5.08m x 3.89m)

## **OUTSIDE THE PROPERTY**

### **GARAGE**

### **LANDSCAPED GARDEN**

South West Facing

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, Intergrated hob, Extractor, Microwave, two fridge freezers, all carpets, some curtains, fitted wardrobes in four bedrooms, some light fittings, underfloor heating and electric garage door.

### **ADDITIONAL INFORMATION**

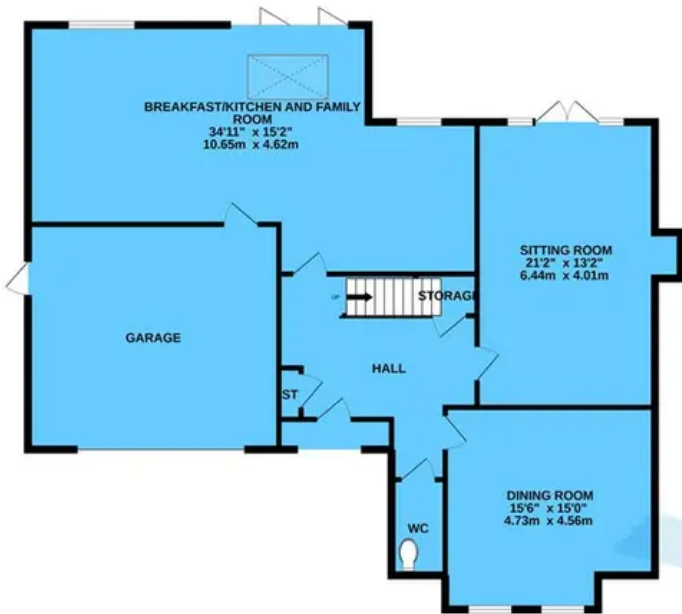
Services - Water meter, mains gas, electricity and sewers Broadband - Sky - Fibre optic Service Charge - £450.00p.a

### **MONEY LAUNDERING REGULATIONS**

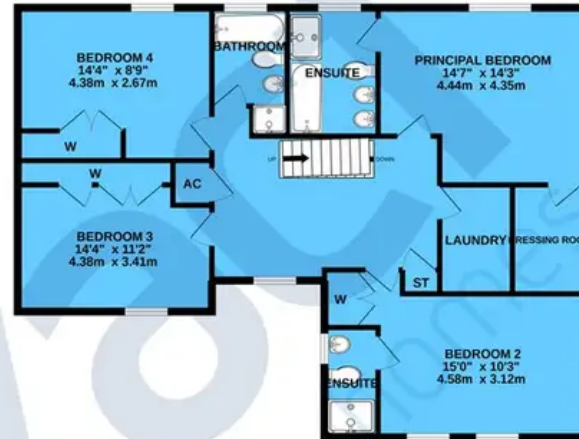
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR  
1112 sq.ft. (103.3 sq.m.) approx.



2ND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 3141 sq.ft. (291.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Xact Homes**

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