



# Besbury Close, Dorridge

Guide Price £825,000





## PROPERTY OVERVIEW

Set within a highly sought after and quiet cul-de-sac of Dorridge is this completely refurbished, rewired, new central heating, and beautifully presented three double bedroom traditional property which truly requires internal inspection to be fully appreciated. Offered to the market within the benefit of NO UPWARD CHAIN and offering further scope for extension, subject to the necessary planning permissions, the property resides behind a large stoned driveway providing ample parking and also benefits from a large south facing rear garden. All ground floor accommodation is accessed via an entrance porch and spacious entrance hallway and includes a large study, L shaped and an open plan living / dining and family room providing two sets of sliding patio doors overlooking to rear garden. The property also affords a completely updated modern high gloss kitchen providing ample storage and a range of fitted appliances. Conveniently located off the kitchen and also benefitting from a separate front access is a further and versatile reception room which could be used as either a home office for those seeking to work from home or a play room. This area of the property also includes a utility and wc.





To the first floor are three double bedrooms, two of which offer views to the rear garden. All three bedrooms are serviced via an updated family bathroom which includes a separate bath and full width walk in shower. Outside, the property affords a double tandem garage which also provides convenient access to the south facing and private rear garden which is mainly laid with lawn, a full width paved patio and greenhouse. To view this superb property, located within the catchment area for Arden Academy and within walking distance to all Dorridge facilities please contact Xact Homes on 01564 777284.

#### PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy.





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. Dorridge 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 Dorridge.

Council Tax band: F

Tenure: Freehold

- No Upward Chain
- Completely Refurbished Throughout
- South Facing Rear Garden
- Quiet Cul De Sac
- Walking Distance To Dorridge Station
- Scope For Extension (STPP)
- Open Plan Living / Dining & Family Room
- Superb Facility To Work From Home





## PORCH

## ENTRANCE HALLWAY

## STUDY

7' 10" x 15' 5" (2.40m x 4.70m)

## LIVING/DINING/FAMILY ROOM

24' 3" x 19' 10" (7.40m x 6.05m)

## KITCHEN

8' 10" x 10' 2" (2.70m x 3.10m)

## RECEPTION ROOM

24' 7" x 6' 7" (7.50m x 2.00m)

## WC

4' 11" x 6' 7" (1.50m x 2.00m)

## FIRST FLOOR

## BEDROOM ONE

13' 5" x 11' 2" (4.10m x 3.40m)

## BEDROOM TWO

10' 8" x 11' 2" (3.25m x 3.40m)

## BEDROOM THREE

11' 10" x 7' 9" (3.60m x 2.35m)

## BATHROOM

10' 5" x 8' 10" (3.18m x 2.70m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

27' 7" x 11' 2" (8.40m x 3.40m)

### **SOUTH FACING GARDEN**

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

Bosch integrated oven, Bosch integrated hob, Caple extractor, Bosch microwave, Bosch dishwasher, all carpets, all blinds, all light fittings and greenhouse

### **ADDITIONAL INFORMATION**

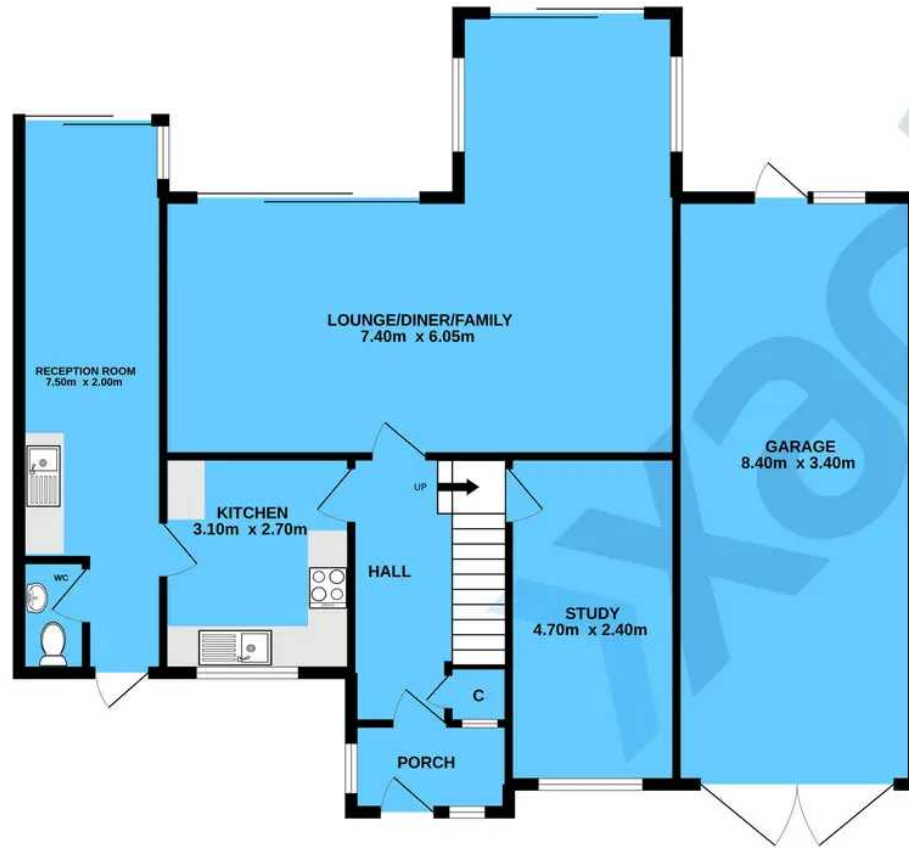
Services: Main gas, electricity and mains sewers  
Broadband: NowTV. Loft Space: Part boarded with lighting

### **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



1ST FLOOR



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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