



Blue Lake Road, Dorridge

Guide Price £1,400,000





PROPERTY OVERVIEW

Located on the highly sought after Blue Lake Road, a premier road within the exclusive 'Golden Triangle', is this extremely versatile and beautifully presented four bedroom detached property which has been significantly extended and also offers outstanding potential for development subject to the necessary planning permissions. The property is located a short walk from Dorridge Station and all local amenities and is set behind a wide in and out tarmac driveway providing parking for multiple vehicles and leads to a double garage and car port. All ground floor accommodation is accessed via a bright and welcoming entrance hallway connecting all reception rooms and benefits from ample storage space. The open plan kitchen / dining room provides superb views to the rear garden and includes a fitted kitchen with a central breakfast island, a generously-sized dining area with an abundance of natural light provided via a set of French doors opening to the rear garden. From the kitchen you access a spacious living room opening out onto a delightful patio seating area. The remainder of the ground floor is made up of a large home office leading through to a recently extended garden room; a family room which could easily be utilised as a further bedroom if required being close to the downstairs bathroom. Conveniently located off the kitchen is a practical utility room with fitted unit and sink; a 'boot room' / rear lobby leading to a double garage with electric door. The first floor is made up of four double bedrooms, one of which is a superb principal bedroom benefiting from an en suite bathroom and a dressing room with fitted storage. The second bedroom is a spacious double with an en suite and all remaining bedrooms are serviced via a family bathroom.



PROPERTY OVERVIEW CONTINUED...

Outside the property enjoys a beautiful landscaped private rear garden which is mainly laid with lawn and includes a patio seating area extending around the side of the property and an extremely useful car port. This outstanding opportunity can be viewed by contacting Xact Homes today on 01564 777 284.

PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and 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: G

Tenure: Freehold





- NO UPWARD CHAIN
- Stunning Four Bedroom Detached Property
- Sought After Road Of Dorridge
- Large Open Plan Kitchen / Dining Room
- Spacious Living Room
- Home Office And Garden Room
- Principal Bedroom With Ensuite Bathroom & Dressing Room
- Rear Garden With Patio Seating Area
- Double Garage And Car Port

ENTRANCE HALLWAY

22' 10" x 8' 6" (6.95m x 2.6m)

UTILITY

10' 0" x 5' 3" (3.05m x 1.6m)

KITCHEN/DINER

KITCHEN

13' 11" x 20' 8" (4.25m x 6.3m)

DINER

11' 10" x 11' 10" (3.6m x 3.6m)

LIVING ROOM

19' 8" x 15' 9" (6m x 4.8m)

FAMILY ROOM

11' 10" x 15' 9" (3.6m x 4.8m)

STUDY

11' 2" x 12' 2" (3.4m x 3.7m)

GARDEN ROOM

9' 6" x 13' 1" (2.9m x 4m)

BATHROOM

8' 6" x 8' 6" (2.6m x 2.6m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 11" x 16' 7" (4.25m x 5.05m)



**DRESSING ROOM**

6' 7" x 10' 6" (2m x 3.2m)

ENSUITE

11' 10" x 5' 3" (3.6m x 1.6m)

BOILER ROOM

4' 7" x 6' 7" (1.4m x 2m)

BEDROOM TWO

11' 10" x 16' 7" (3.6m x 5.05m)

ENSUITE

10' 10" x 5' 3" (3.3m x 1.6m)

BEDROOM THREE

12' 2" x 8' 6" (3.7m x 2.6m)

BEDROOM FOUR

10' 12" x 8' 6" (3.35m x 2.6m)

BATHROOM

8' 2" x 8' 6" (2.5m x 2.6m)

OUTSIDE THE PROPERTY**GARAGE****CAR PORT**

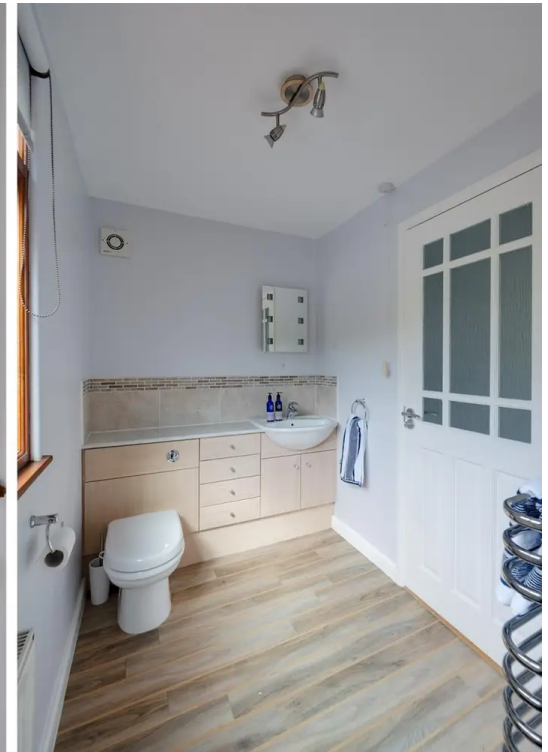
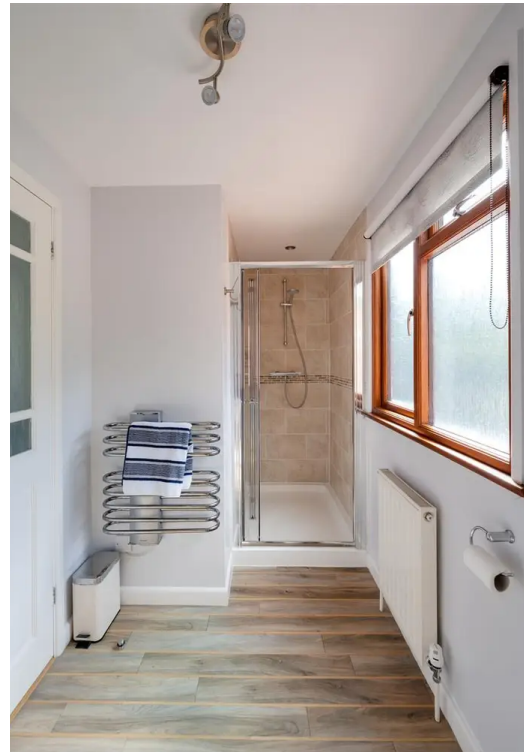
10' 10" x 16' 1" (3.3m x 4.9m)

NORTH FACING GARDEN**ITEMS INCLUDED IN THE SALE**

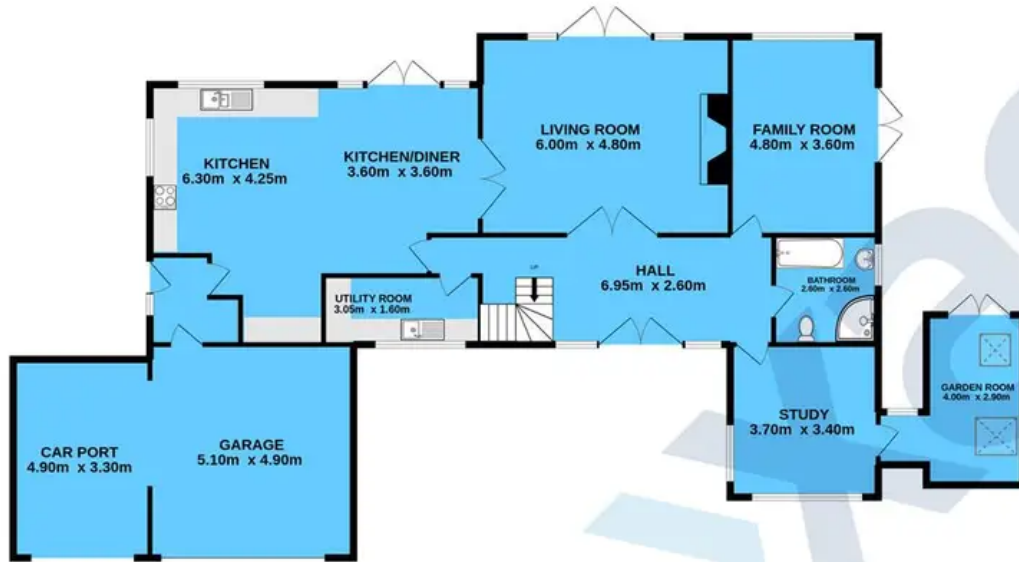
Rangemaster Toledo free standing cooker, extractor, Neff integrated microwave, Miele integrated dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, CCTV and electric garage door.

ADDITIONAL INFORMATION

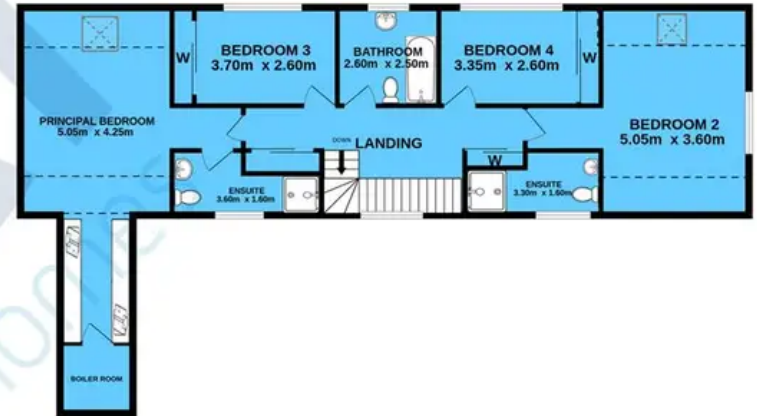
Services - Water meter, mains gas, electricity and mains sewers. Broadband - BT. Loft Space - Boarded with lighting.



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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