



Blue Lake Road, Dorridge

Guide Price £2,250,000





PROPERTY OVERVIEW

This is an extremely rare opportunity to purchase a magnificent six bedroom and individually designed detached residence set upon a highly sought after road of Dorridge located within easy walking distance to the village centre, all local amenities and station. Set over four floors, this stunning property represents one of the areas finest homes with luxury accommodation throughout, underfloor heating to the ground floor, open views to the front and a stunning south facing and beautifully landscaped / manicured rear garden. Set behind a large tarmac driveway providing ample parking and leading to an integral double garage. The property is accessed via a large and imposing entrance hallway leading to all ground floor accommodation which includes a dual aspect living room, large open plan kitchen / dining and family room which is truly the heart of this superb family home and offers outstanding views to the rear garden. The utility also provides convenient access into the double garage. The entrance hallway also provides access to a stunning basement which is currently used as a games / entertainment room and also includes a bespoke wine cellar with feature lighting. To the first floor five double bedrooms and four luxury bathrooms. The principal bedroom is located to the rear of the property with a Juliet style balcony, large walk in wardrobe and stunning ensuite. Two further bedrooms enjoy their own ensuite facilities with the remaining two bedrooms (one of which is fitted out as a study) sharing a Jack and Jill ensuite.





To the second floor is a further sixth double bedroom with its own ensuite facility and a superb sitting / cinema room which provides the versatility for those seeking a teenage suite or granny suite. Outside the property affords a most beautifully landscaped and manicured south facing and extremely private rear garden. With a southerly facing aspect, the garden and patio enjoy all day sun and have been meticulously maintained by the present owner containing many formal borders, shrubs and trees, a recently constructed summerhouse. Internal inspection is required to fully appreciate this magnificent property set within a prime location of Dorridge and a private viewing can be arranged by contacting Xact Homes on 01564 777284.

Council tax band: G

Tenure: Freehold



- Six Bedroom Detached Property
- Sought After Road In Dorridge
- Basement With Wine Cellar
- Large Open Plan Kitchen/Diner/Family Room
- Sitting/Cinema Room
- Principal Bedroom With Ensuite
- Jack N Jill Ensuite
- Double Garage
- Beautiful Landscaped Gardens



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.





ENTRANCE HALLWAY

16' 3" x 17' 9" (4.95m x 5.4m)

WC

LIVING ROOM

28' 3" x 16' 3" (8.6m x 4.95m)

DINING ROOM

15' 11" x 15' 1" (4.85m x 4.6m)

BREAKFAST/KITCHEN

21' 4" x 18' 4" (6.5m x 5.6m)

UTILITY ROOM

17' 7" x 7' 1" (5.35m x 2.15m)

FAMILY ROOM

32' 10" x 20' 8" (10m x 6.3m)

WINE CELLAR

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

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 18' 4" (4.8m x 5.6m)

ENSUITE

9' 4" x 10' 0" (2.85m x 3.05m)

BEDROOM TWO

13' 1" x 19' 4" (4m x 5.9m)

ENSUITE

3' 3" x 10' 0" (1m x 3.05m)

BEDROOM THREE

15' 5" x 15' 4" (4.7m x 4.68m)

BEDROOM FOUR

16' 11" x 12' 12" (5.15m x 3.95m)

ENSUITE

6' 7" x 6' 11" (2m x 2.1m)





BEDROOM FIVE

15' 3" x 9' 2" (4.65m x 2.8m)

JACK AND JILL BATHROOM

6' 7" x 6' 11" (2m x 2.1m)

SECOND FLOOR

BEDROOM SIX

26' 3" x 16' 5" (8m x 5m)

ENSUITE

6' 5" x 8' 10" (1.95m x 2.7m)

SITTING ROOM

19' 8" x 26' 3" (6m x 8m)

OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

GARAGE

ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated hob, extractor, fridge freezer, dishwasher, all carpets, fitted wardrobes in two bedrooms, all light fittings, underfloor heating, garden shed, greenhouse and electric garage door. (pool table and seatee in basement is negotiable)

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband provider is Plusnet

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.





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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