



Blue Lake Road, Dorridge

Guide Price £1,200,000





PROPERTY OVERVIEW

Located upon one of the most premier roads in Dorridge is this superb four bedroom detached property which offers a rare opportunity to purchase within the exclusive 'Golden Triangle.' The property is just a short walk from Dorridge Station, all local amenities and is set behind a wide tarmac driveway providing parking for multiple vehicles. The ground floor accommodation is accessed via bright and welcoming entrance hallway which connects all reception rooms and consists an open plan kitchen / dining room with integrated appliances, a breakfast island and an abundance of natural light. The remainder of ground floor is made up of a spacious living room with views of the rear garden; a cosy snug; a home office with a bay window overlooking the front of the property; practical utility room with fitted units and a downstairs toilet. The first floor is made up of four bedrooms, one of which is a large principal bedroom with an ensuite shower room, fitted wardrobes and outstanding views to open countryside. All remaining bedrooms include fitted wardrobes and are serviced by a family bathroom. Outside the property enjoys a beautifully landscaped south facing rear garden with a decked seating area and a wide lawn foregarden.





The property benefits from a double garage providing additional parking. To view this excellent family home call Xact Homes today 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.

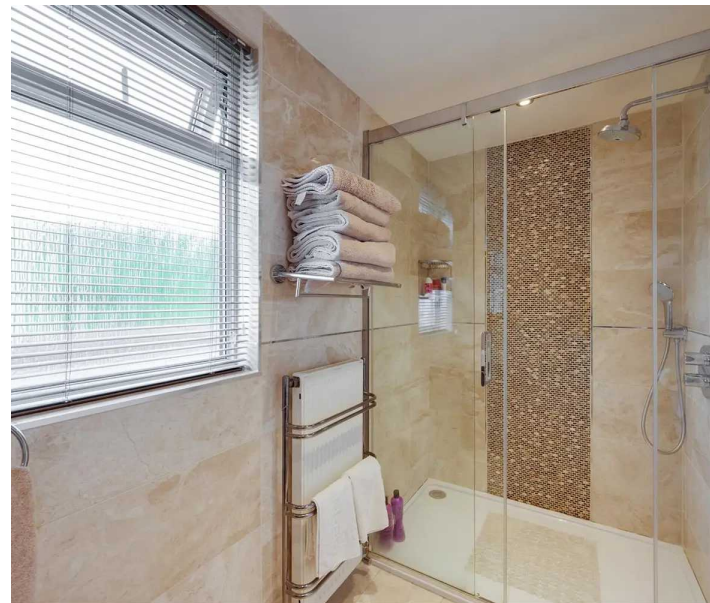




Council Tax band: D

Tenure: Freehold

- Four Bedroom Detached
- Within 'The Golden Triangle
- Walking Distance To Dorridge Station
- Open Plan Kitchen / Dining Room
- Principal Bedroom With Ensuite
- Family Bathroom
- Double Garage
- South Facing Rear Garden





PORCH

HALL

WC

LIVING ROOM

17' 11" x 14' 4" (5.46m x 4.38m)

OFFICE

10' 1" x 9' 11" (3.07m x 3.03m)

SNUG

12' 10" x 9' 8" (3.92m x 2.95m)

KITCHEN/DINING ROOM

20' 9" x 13' 5" (6.33m x 4.09m)

UTILITY ROOM

FIRST FLOOR

PRINCIPAL BEDROOM

14' 2" x 12' 6" (4.31m x 3.8m)

ENSUITE

BEDROOM TWO

14' 3" x 10' 2" (4.35m x 3.09m)

BEDROOM THREE

15' 0" x 8' 10" (4.58m x 2.68m)

BEDROOM FOUR

15' 0" x 8' 8" (4.58m x 2.63m)

BATHROOM





OUTSIDE THE PROPERTY

DOUBLE GARAGE

17' 1" x 15' 11" (5.21m x 4.85m)

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, microwave, fridge, freezer, fridge freezer, dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in four bedrooms and garden shed.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and sewers.
Broadband - BT - Fibre optic. Loft Space - Boarded with ladder.

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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Xact Homes

1632-1642 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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