



Besbury Close, Dorridge

Guide Price £1,250,000





PROPERTY OVERVIEW

Located on this highly sought after road of Dorridge and within easy walking distance to Dorridge Park, Station and Local Amenities is this significantly extended and absolutely stunning five bedroom traditional detached property which truly requires internal inspection to be fully appreciated. The property is set back behind a Tarmacadam driveway with block paved border, and all ground floor accommodation is accessed via the entrance hallway with guest cloakroom and stairs providing access to all first floor accommodation. The present owners have significantly extended and improved the property to include new double glazed windows throughout, new central heating gas boiler, three new luxury bathrooms and a magnificent open plan kitchen / dining and family room with underfloor heating and three sets of bi-fold doors opening onto the rear garden. The ground floor accommodation consists of three reception rooms being sitting room and study to the front elevation, and a family room located off the stunning open plan kitchen / dining room. The kitchen is fitted with a range of high end appliances and also affords a stunning breakfast bar / central island.





The kitchen also affords a large pantry and storage cupboard and a conveniently located utility with side door entrance which also provides internal access into the garage. To the first floor are five excellent bedrooms four of which are double and two of which are fitted with luxury ensuite facilities. The large principal bedroom is located to the rear of the property and has a beautiful glass frontage walk in wardrobe with a luxury ensuite. The guest bedroom is located to the front of the property and also affords a new luxury ensuite. The remaining bedrooms are all serviced via a luxury family bathroom. Outside the property enjoys a landscaped north easterly facing and private rear garden which is mainly laid with lawn, full width paved patio, decorative pergola with seating area beneath. The property also benefits from a large loft which offers the potential to undertake a significant loft conversion subject to the necessary planning permissions. To view this outstanding property 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 within 10 minutes walk 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





- Significantly Extended Traditional Detached
- Five Bedrooms & Three Luxury Bathrooms
- Set Behind New Tarmacadam Driveway
- Magnificent Open Plan Kitchen / Dining Room With Bi-Fold Doors
- Three Reception Rooms
- Garage & Utility
- Viewing Essential

ENTRANCE HALLWAY

GUEST WC

SITTING ROOM

11' 12" x 11' 12" (3.65m x 3.65m)

STUDY

11' 2" x 7' 3" (3.4m x 2.2m)

FAMILY ROOM

18' 6" x 11' 12" (5.65m x 3.65m)

KITCHEN/DINING ROOM

23' 11" x 16' 3" (7.3m x 4.95m)

UTILITY

8' 2" x 8' 0" (2.5m x 2.45m)

FIRST FLOOR

PRINCIPAL BEDROOM

19' 8" x 14' 11" (6m x 4.55m)

WALK IN WARDROBE

ENSUITE

8' 2" x 6' 7" (2.5m x 2m)

BEDROOM TWO

15' 3" x 10' 12" (4.65m x 3.35m)

ENSUITE



**BEDROOM THREE**

11' 12" x 11' 12" (3.65m x 3.65m)

BEDROOM FOUR

11' 12" x 11' 12" (3.65m x 3.65m)

BEDROOM FIVE/STUDY

9' 0" x 13' 1" (2.75m x 4m)

BATHROOM

8' 6" x 7' 10" (2.6m x 2.4m)

OUTSIDE THE PROPERTY**GARAGE**

16' 7" x 8' 0" (5.05m x 2.45m)

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

Integrated oven, integrated hob, warming drawer, microwave, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one and two, underfloor heating (in kitchen/toilet/family room and study) and garden shed.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Coffee machine, wine cooler, Quooker tap.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Loft Space: with ladder and lighting.

MONEY LAUNDERING REGULATIONS

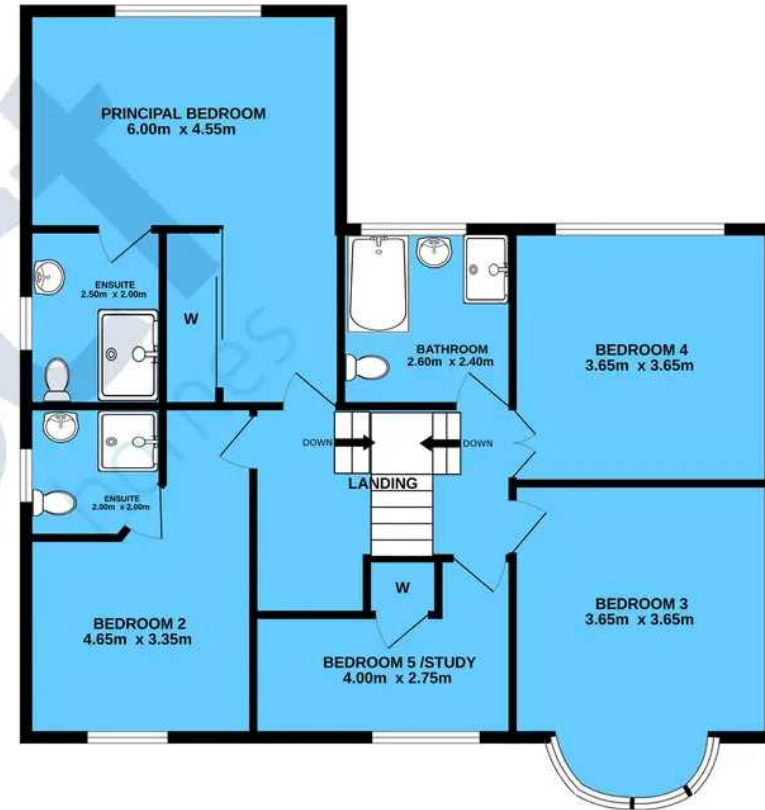
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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