



Copper Beech Close, Dorridge

Guide Price £1,350,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Welcome to this exquisite and substantial six bedroom detached family home located in the heart of Dorridge and situated within a secure gated development. This exclusive property offers luxury living throughout, underfloor heating to the ground floor and is situated within easy walking distance to all local amenities and Dorridge Station. As you enter the property, you are greeted by a spacious entrance hallway which provides access to all ground floor accommodation as well as a large cloak / boot room, originally utilised as a study, which offers an abundance of bespoke storage.

The heart of this home lies in the large open plan kitchen and dining area, complete with ample work surfaces, including a feature central island. The dining area offers plenty of space for entertaining, while the living area provides a comfortable space for relaxation. Additionally, there is a home office that can easily be transformed into a formal dining room, allowing for versatility in its use.

Moving to the first floor, you will find four generously-sized double bedrooms, with the principal bedroom featuring fitted wardrobes and a generously sized ensuite.





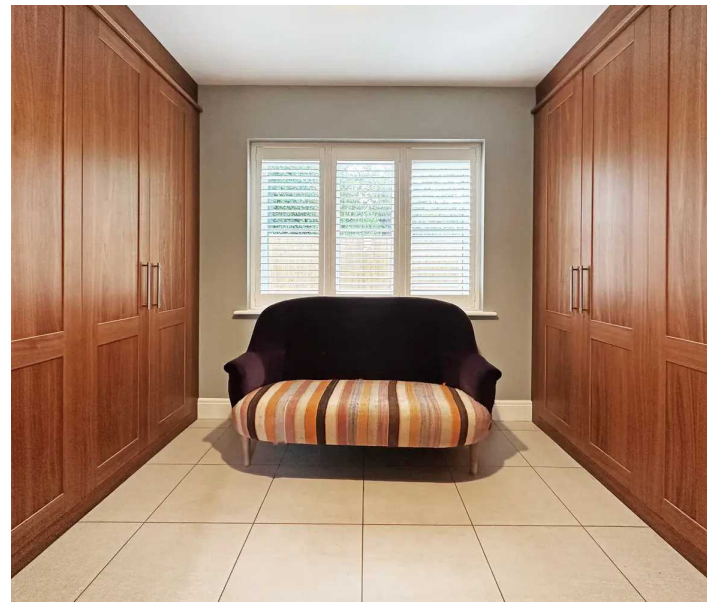
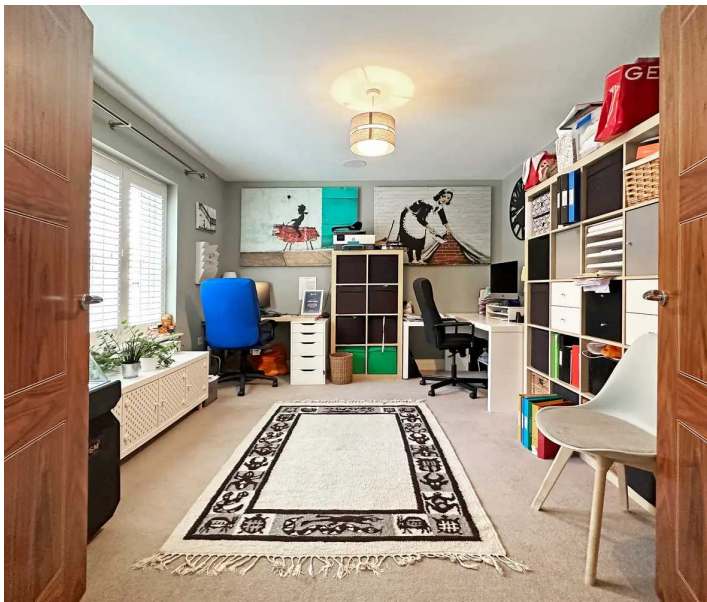
The second bedroom also benefits from an ensuite and a wardrobe/dressing area. The third bedroom includes its own ensuite, while a family bathroom services the fourth bedroom. The second floor of this remarkable property offers two more double bedrooms, one of which can act as a cinema room. Both rooms are serviced by a shower room and have walk-in wardrobes or loft storage.

Outside, the property boasts a lawn rear garden with a patio seating area accessible via French doors from the kitchen, perfect for enjoying the serene outdoors. Furthermore, a large double garage provides ample space for vehicle storage.

Experience luxury living at its finest with this stunning family home in Dorridge.

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: G

Tenure: Freehold





- Six Bedroom Detached Family Home
- Situated On A Private Gated Road
- Walking Distance To Dorridge Station
- Open Plan Kitchen / Diner
- Living Room & Home Office
- Six Double Bedrooms With Three Ensuites
- Principal Bedroom With Ensuite Bathroom
- Lawn Rear Garden
- Large Double Garage

HALL

23' 2" x 14' 1" (7.06m x 4.28m)

LIVING ROOM

20' 2" x 13' 1" (6.15m x 3.99m)

OFFICE

13' 1" x 11' 2" (4.00m x 3.41m)

BREAKFAST KITCHEN/LIVING/DINING

24' 7" x 20' 9" (7.49m x 6.32m)

UTILITY

6' 6" x 6' 5" (1.99m x 1.96m)

CLOAKROOM

12' 5" x 10' 4" (3.79m x 3.16m)

GUEST CLOAKROOM

6' 5" x 4' 6" (1.95m x 1.36m)

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

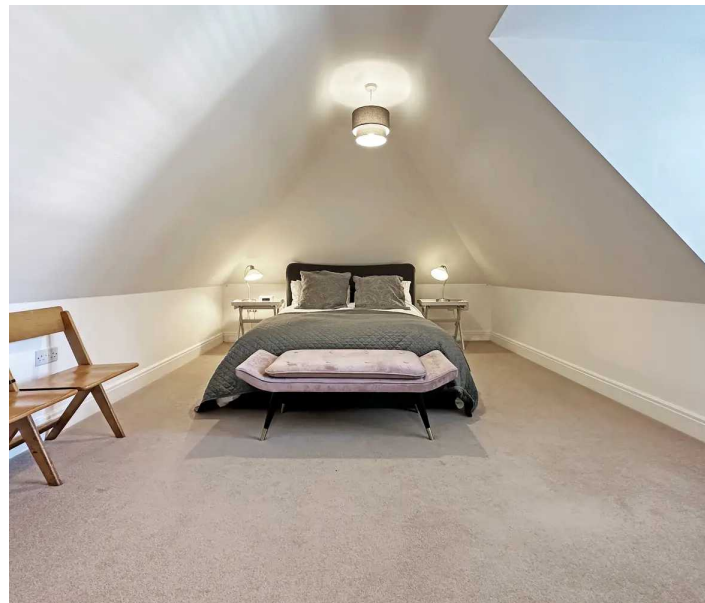
14' 2" x 13' 4" (4.31m x 4.07m)

EN-SUITE

9' 7" x 9' 1" (2.93m x 2.78m)

BEDROOM TWO

14' 3" x 10' 6" (4.35m x 3.19m)





EN-SUITE

10' 5" x 5' 10" (3.18m x 1.79m)

BEDROOM THREE

25' 4" x 12' 9" (7.71m x 3.88m)

WALK IN WARDROBE

8' 6" x 3' 8" (2.58m x 1.11m)

EN-SUITE

10' 5" x 4' 0" (3.17m x 1.23m)

BEDROOM FOUR

13' 1" x 10' 2" (4.00m x 3.11m)

BATHROOM

12' 9" x 6' 1" (3.89m x 1.85m)

SECOND FLOOR LANDING

BEDROOM FIVE/TV ROOM

17' 7" x 11' 3" (5.35m x 3.43m)

BEDROOM SIX

15' 3" x 9' 4" (4.65m x 2.85m)

WALK IN WARDROBE

13' 11" x 5' 1" (4.25m x 1.54m)

SHOWER ROOM

6' 0" x 4' 4" (1.82m x 1.32m)

LOFT STORE

11' 2" x 7' 6" (3.40m x 2.29m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 10" x 17' 5" (5.73m x 5.32m)

EASTERLY FACING REAR GARDEN



ITEMS INCLUDED IN THE SALE

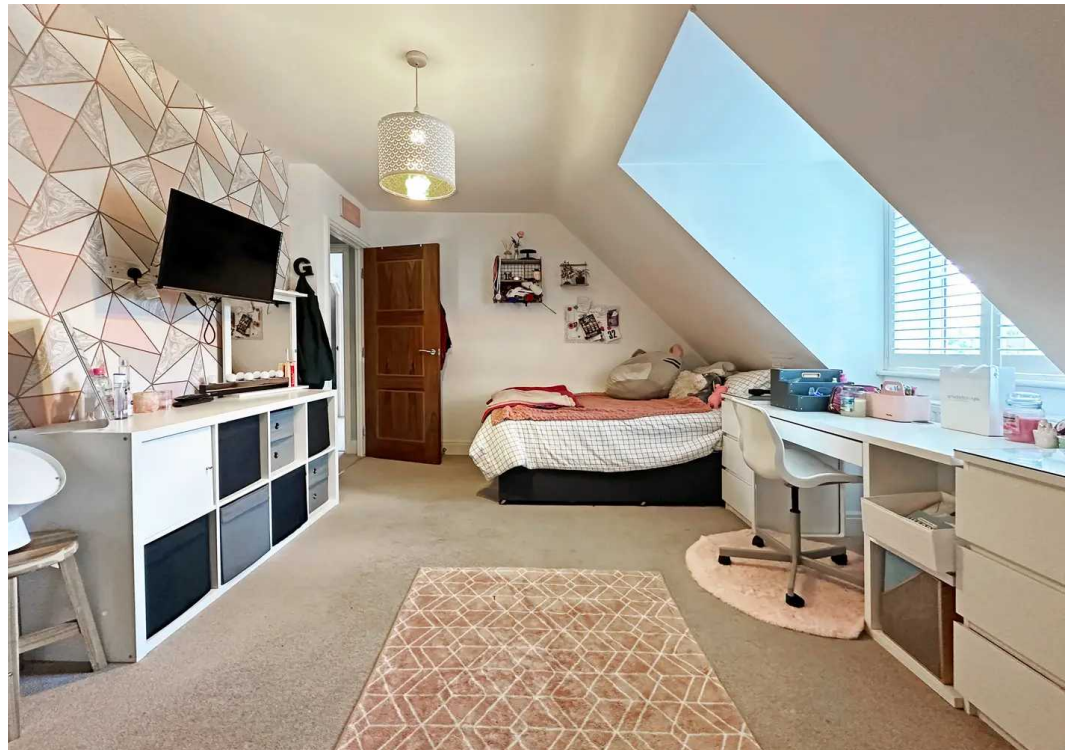
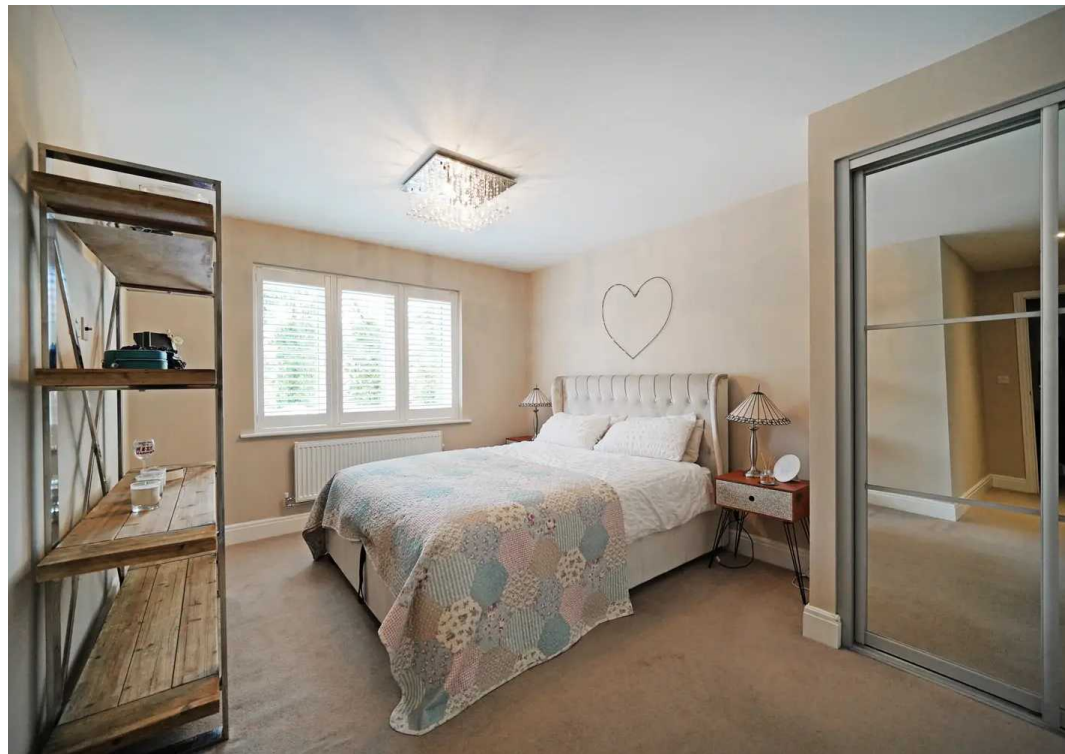
Integrated oven, integrated hob, extractor, microwave, fridge, freezer, fridge freezer, dishwasher, all carpets, all blinds, fitted wardrobes in bedrooms one, two, three, four and five, all light fittings, underfloor heating and electric garage door.

ADDITIONAL INFORMATION

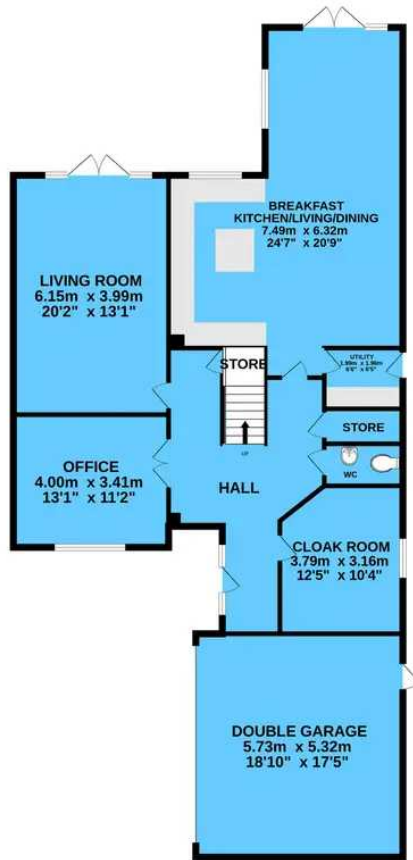
Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky Service Charge: £700 p.a

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



2ND FLOOR



TOTAL FLOOR AREA : 251.0 sq.m. (2702 sq.ft.) approx.

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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