



Boningale Way, Dorridge

Guide Price £800,000





PROPERTY OVERVIEW

Nestled within the serene environs of Dorridge, this beautifully presented and extended four-bedroom detached residence showcases a harmonious fusion of elegance and contemporary comfort. Originally built by David Wilson Homes, this superb family home offers fantastic living space which has been updated and improved by the present owners. Upon entry, a welcoming hallway leads into a guest cloakroom for added convenience. The property boasts two distinct reception areas - a sophisticated living room for refined gatherings and a versatile family room for relaxed lounging. The true heart of the home lies in the stunning extended open-plan kitchen/dining room and family area, complete with a striking central island, a range of high end appliances and and seamless flow to a utility space. Another feature of this property extends to the double garage, thoughtfully converted to accommodate a multi-functional space that can cater to various needs - be it a home office, play area, or a garden room to which overlooks the rear garden. Ascending to the first floor, four generously proportioned bedrooms await each providing an individual space for every member of the family.



The principal bedroom is a retreat in itself, boasting a luxurious ensuite for a touch of indulgence. Complementing the ensuite, a refurbished and opulent family bathroom provides a sanctuary for relaxation and rejuvenation after a long day. Outdoor living is integrated into the property's design; a substantial driveway offers ample parking space while leading to the double garage for secure storage. Designed for privacy and enjoyment, the landscaped rear garden invites al fresco dining and entertaining. For added convenience, a side gated entrance further enhances accessibility and leads seamlessly into the converted office/garden room. In essence, this superb family home embodies a blend of functional design, stylish interiors, and seamless indoor-outdoor living – making it an ideal retreat for those seeking a refined lifestyle in a sought-after cul-de-sac.

- Beautifully Presented And Extended Four Bedroom Detached Property
- Originally Built By David Wilson Homes
- Set Within A Quiet Cul-De-Sac Of Dorridge
- Two Reception Rooms Including Family Room And Living Room
- Stunning Extended And Open Plan Kitchen / Dining Room and Family Area With Feature Central Island Leading To Utility
- Double Garage Part Of Which Has Been Converted Into Superb Home Office / Play Area / Garden Room & Store Room
- Four Double Bedrooms And Two Stunning Bathrooms
- Principal Bedroom With Luxury Ensuite
- Large Driveway Providing Ample Parking And Leading To Double Garage
- Landscaped Rear Garden Leading To Side Gated Entrance And Into Home Office / Garden Room





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

HALLWAY

WC

LIVING ROOM

21' 0" x 11' 1" (6.40m x 3.38m)

FAMILY ROOM

11' 6" x 9' 0" (3.51m x 2.74m)

KITCHEN/DINING ROOM

15' 1" x 14' 7" (4.60m x 4.45m)

**FAMILY AREA**

13' 4" x 12' 4" (4.06m x 3.76m)

UTILITY ROOM

8' 10" x 5' 5" (2.69m x 1.65m)

FIRST FLOOR**PRINCIPAL BEDROOM**

11' 10" x 10' 4" (3.61m x 3.15m)

ENSUITE**BEDROOM TWO**

11' 2" x 11' 2" (3.40m x 3.40m)

BEDROOM THREE

11' 1" x 9' 6" (3.38m x 2.90m)

BEDROOM FOUR

13' 1" x 8' 3" (3.99m x 2.51m)

BATHROOM

11' 10" x 8' 0" (3.61m x 2.44m)

TOTAL SQUARE FOOTAGE

170 sq.m (1830 sq.ft) approx.

OUTSIDE THE PROPERTY**HOME OFFICE/PLAY AREA/GARDEN ROOM**

16' 3" x 11' 5" (4.95m x 3.48m)

STORE ROOM**LANDSCAPED REAR GARDEN**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets and blinds, some curtains and light fittings and fitted wardrobes in four bedrooms

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Loft space - boarded with ladder and lighting.

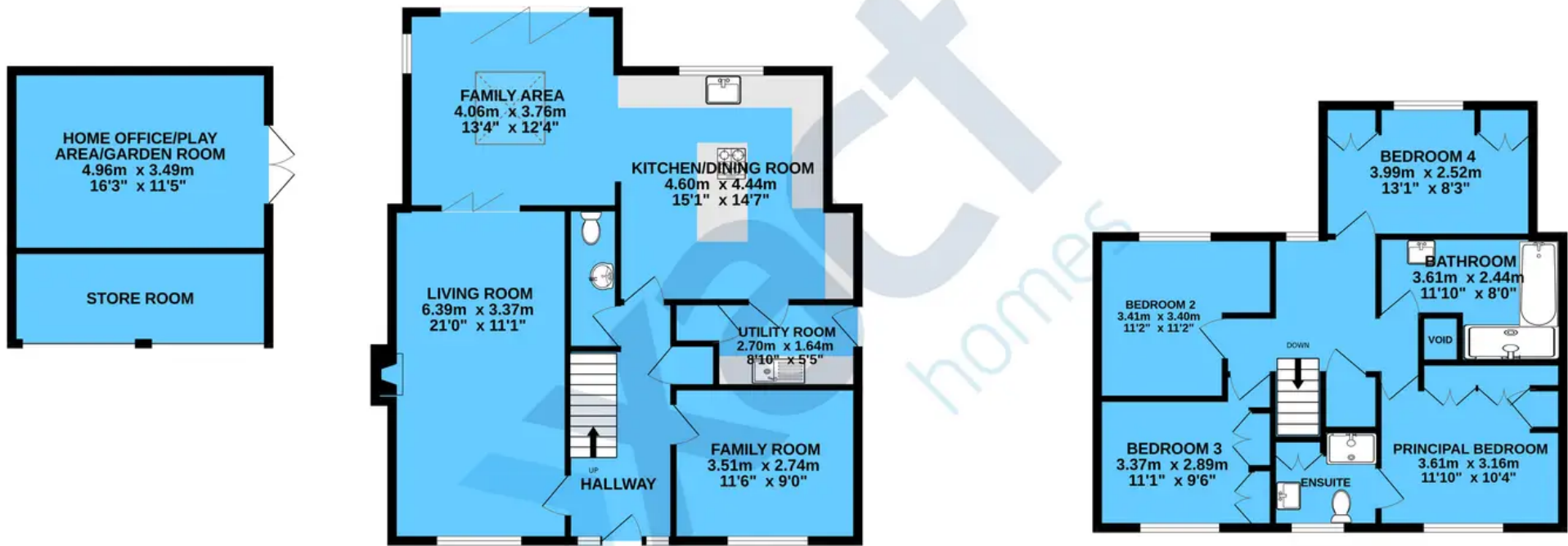
MONEY LAUNDERING REGULATIONS

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



TOTAL FLOOR AREA : 170.0 sq.m. (1830 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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