



Beconsfield Close, Dorridge

Guide Price £775,000





PROPERTY OVERVIEW

A rare opportunity to purchase a four bedroom detached property located within a highly sought after and quiet cul-de-sac of Dorridge, just off Dorridge Park and within easy walking distance to Dorridge village and station. Set behind a wide tarmac driveway, the property benefits from being offered to the market within NO UPWARD CHAIN and offers outstanding potential for extension and / or improvement subject to the necessary planning permissions. Accessed via an entrance hallway with a guest toilet and home office/study, the property has a spacious open plan living / dining room with internal sliding doors leading into a large conservatory with views to the rear garden. A generously sized fitted kitchen with integrated appliances and a practical utility room which leads through to a large double garage. The first floor is made up of four bedrooms, one of which is a large principal bedroom with fitted wardrobes and an ensuite bathroom, with all remaining bedrooms serviced by a family bathroom.





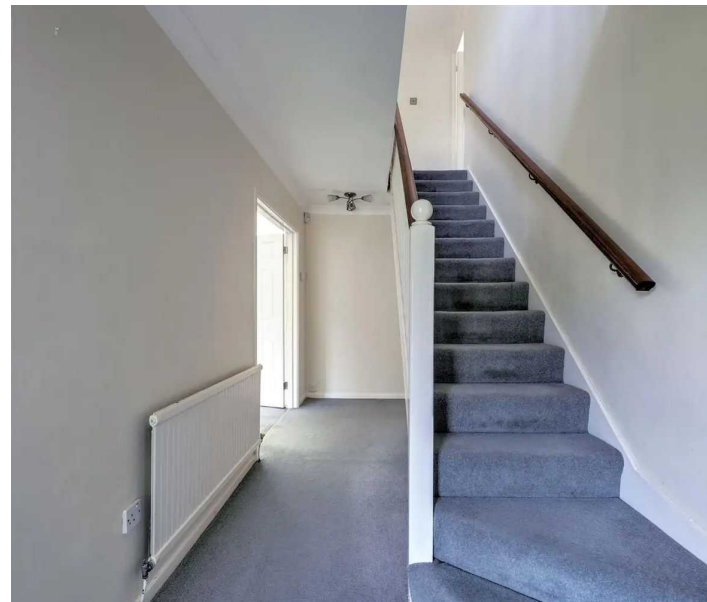
Outside the property enjoys a most private fully paved and low maintenance rear garden with side gated access. To the front of the property is a beautiful lawn foregarden and wide tarmac driveway providing parking for multiple vehicles. To view this outstanding property call Xact Homes today on 01564 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: G

Tenure: Freehold





- NO UPWARD CHAIN
- Four Bedroom Detached Property
- Located With A Quiet Cul-De-Sac
- Open Plan Living / Dining Room
- Fitted Kitchen
- Home Office / Study
- Principal Bedroom With Ensuite
- Double Garage

HALL

LIVING/DINING ROOM

LIVING ROOM

23' 10" x 11' 11" (7.26m x 3.63m)

DINING AREA

10' 0" x 7' 5" (3.06m x 2.26m)

CONSERVATORY

20' 4" x 12' 1" (6.19m x 3.69m)

HOME OFFICE/STUDY

10' 5" x 6' 1" (3.18m x 1.86m)

KITCHEN

16' 10" x 10' 5" (5.14m x 3.18m)

UTILITY

19' 4" x 7' 0" (5.90m x 2.13m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

13' 4" x 10' 7" (4.06m x 3.23m)

ENSUITE

7' 11" x 4' 7" (2.41m x 1.39m)

**BEDROOM TWO**

12' 1" x 10' 2" (3.69m x 3.10m)

BEDROOM THREE

13' 3" x 9' 11" (4.05m x 3.01m)

BEDROOM FOUR

8' 10" x 8' 4" (2.70m x 2.53m)

BATHROOM

8' 0" x 5' 10" (2.44m x 1.77m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

17' 0" x 16' 8" (5.18m x 5.09m)

NORTH WEST REAR GARDEN**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge, freezer, dishwasher, washing machine, all carpets, blinds and light fittings, some curtains, fitted wardrobes in three bedrooms and garden shed.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and sewers Loft Space
- With ladder and lighting

MONEY LAUNDERING REGULATIONS

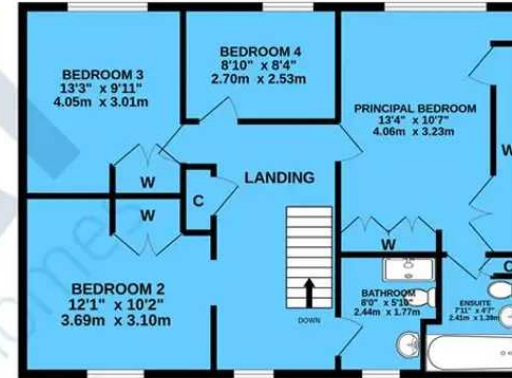
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
1511 sq.ft. (140.4 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 2287 sq.ft. (212.5 sq.m.) 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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