



## Copstone Drive, Dorridge

Guide Price £650,000



## PROPERTY OVERVIEW

Introducing this impeccably presented four double bedroom detached property, nestled within a peaceful cul-de-sac setting and boasting extensive enhancements that elevate it to the highest standard of contemporary living. Located within a sought-after locale, this residence offers unparalleled convenience with its proximity to local schools, the vibrant Dorridge Village Centre, and the nearby train station. Upon arrival, a tarmac driveway welcomes you and provides ample parking space and garage store, leading to the front entrance of this charming home. Stepping inside, you are greeted by a sensational open plan kitchen/dining and family room designed to perfection with underfloor heating throughout. The space is bathed in light thanks to the bi-fold doors that seamlessly connect it to the rear garden, offering a delightful indoor-outdoor living experience. The ground floor further encompasses an inviting entrance hallway, a guest cloakroom for added convenience, and a utility area that is cleverly positioned off the kitchen. Additionally, a separate living/playroom adds versatility to the layout, catering to various needs and preferences of the occupants.





Ascending the stairs, you will find four generously proportioned double bedrooms, each exuding comfort and style. Two luxury bathrooms cater to the needs of the household, with the principal bedroom featuring a large en-suite and fitted wardrobes, enhancing the overall sense of luxury within this home. Completing the allure of this property is the south-facing and private rear garden, accessible through full-width bi-fold doors that effortlessly bring the outdoors in. This tranquil outdoor space offers the perfect setting for relaxation, entertaining, and enjoyment of the natural surroundings. In summary, this property represents a rare opportunity to acquire a meticulously crafted home in an enviable location, where modern living meets comfort and style. Contact us today to arrange a viewing and experience the allure of this remarkable residence for yourself.

- Beautifully Presented Four Double Bedroom Detached Property
- Significantly Extended And Improved And Set Within A Quiet Cul-De-Sac Location
- Walking Distance To All Local Schools, Dorridge Village Centre And Station
- Located Behind Tarmacadam Driveway Providing Ample Parking & Garage/Store
- Magnificent Open Plan Kitchen / Dining And Family Room With Bi-Fold Doors To Rear Garden
- Entrance Hallway, Guest Cloakroom And Useful Utility Conveniently Located Off The Kitchen
- Separate Living / Play Room
- Four Double Bedrooms With Luxury Bathroom
- Principal Bedroom With Large Luxury En-suite And Fitted Wardrobes
- South Facing And Private Rear Garden Accessed Via Full Width Bi-Fold Doors



## 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: F

Tenure: Freehold

## ENTRANCE HALLWAY

### WC

### LIVING/PLAYROOM

15' 3" x 9' 10" (4.65m x 3.00m)

### KITCHEN/DINING/FAMILY ROOM

21' 4" x 20' 10" (6.50m x 6.35m)

### UTILITY

12' 6" x 5' 3" (3.81m x 1.60m)



## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

21' 4" x 9' 10" (6.50m x 3.00m)

### **ENSUITE**

8' 10" x 4' 9" (2.69m x 1.45m)

### **BEDROOM TWO**

13' 9" x 10' 2" (4.19m x 3.10m)

### **BEDROOM THREE**

11' 8" x 10' 10" (3.56m x 3.30m)

### **BEDROOM FOUR**

11' 0" x 10' 6" (3.35m x 3.20m)

### **BATHROOM**

7' 10" x 5' 7" (2.39m x 1.70m)

### **OUTSIDE THE PROPERTY**

### **GARAGE/STORE**

7' 7" x 6' 3" (2.31m x 1.91m)

### **TOTAL SQUARE FOOTAGE**

145.0 sq.m (1561 sq.ft) approx.

### **PRIVATE REAR GARDEN**

### **DRIVEWAY PARKING FOR TWO VEHICLES**



#### **ITEMS INCLUDED IN THE SALE**

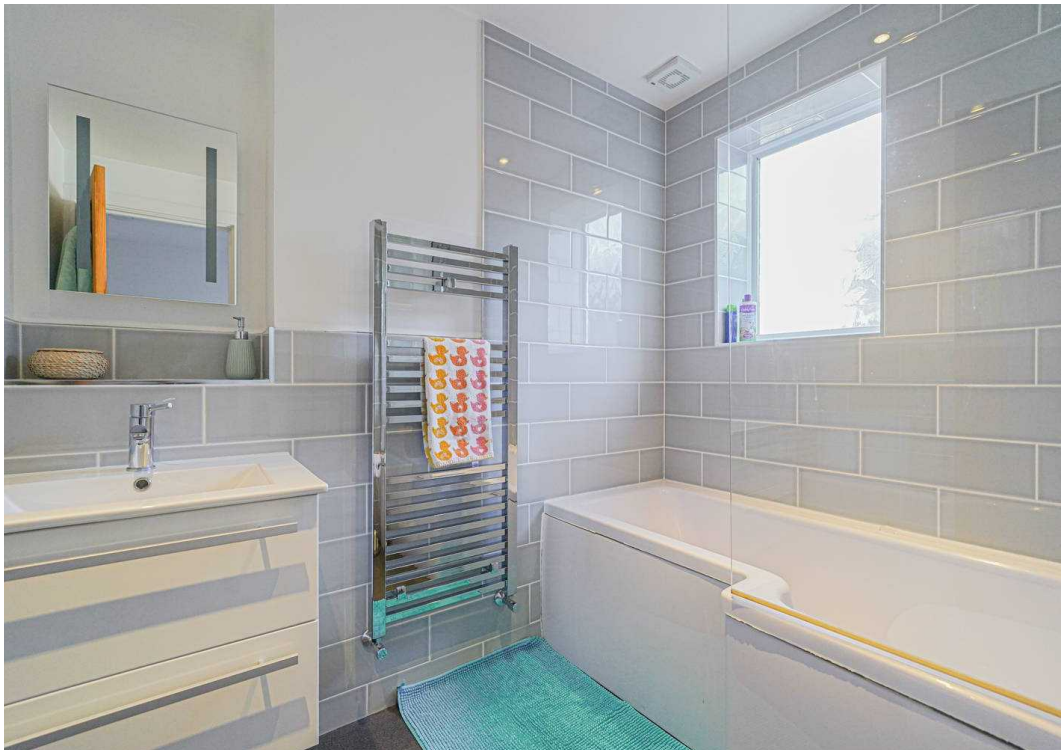
Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave combi oven, Siemens fridge/freezer (excludes freestanding in garage), Beko dishwasher, all carpets, blinds and light fittings, some curtains, underfloor heating (open plan room, utility and ensuite), garden shed, car charging point, electric awning over patio and fitted wardrobes in one bedroom.

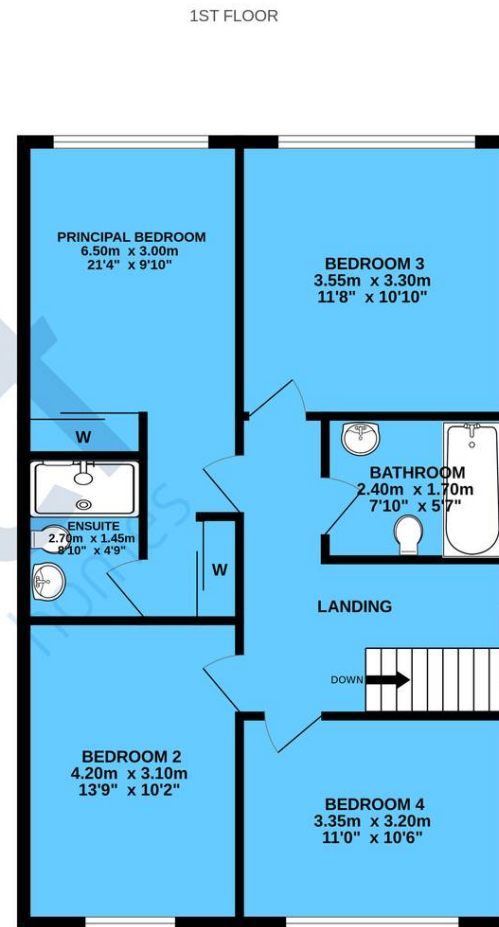
#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - Plusnet - fibre optic. Loft space - part 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.





TOTAL FLOOR AREA: 145.0 sq.m. (1561 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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