



## Beconsfield Close, Dorridge

Guide Price £1,100,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Situated on a highly desirable and sought after road in Dorridge, this extended five-bedroom detached property is a rare find. Boasting a prime location backing onto Dorridge Park and within easy walking distance to Dorridge Station and local amenities, this home offers both convenience and tranquility.

As you approach, the property is set behind a tarmac driveway providing ample parking space and leading into a double garage, ensuring both functionality and security for your vehicles. Upon entering the home, you are greeted by an inviting entrance hallway which leads into three reception rooms. The living room features a charming inglenook fireplace, perfect for cosy evenings, while the study and dining room offer versatile spaces for work or entertaining. A conservatory overlooking the rear garden offers a peaceful retreat to enjoy the natural surroundings.

The heart of the home is the spacious breakfast kitchen, ideal for culinary enthusiasts, and a utility room for added convenience. A guest cloakroom off the entrance hallway provides practicality for guests and residents alike.





Venturing to the first floor, you will find five well-appointed bedrooms, with four of them being generously sized double bedrooms. The principal bedroom boasts a large ensuite for added luxury, and there is also a family bathroom to accommodate the needs of the household.

Outside, the property shines with a south-facing landscaped and private rear garden, creating a serene outdoor oasis. The garden backs onto Dorridge Park, offering a picturesque backdrop and a sense of tranquility. Whether enjoying a morning coffee or hosting gatherings with loved ones, this outdoor space provides a peaceful escape from every-day life.

In summary, this exceptional property combines a prime location, spacious living areas, and an idyllic outdoor setting, making it a must-see for those seeking a premium home in Dorridge. Arrange a viewing today and start envisioning your life in this beautiful residence.





- Situated On A Highly Desirable And Sought After Road In Dorridge
- Extended Five Bedroom Detached Property Backing Onto Dorridge Park And Within Easy Walking Distance To Dorridge Station And Local Amenities
- Set Behind A Tarmacadam Driveway Providing Ample Parking And Leading Into A Double Garage
- Entrance Hallway Leads Into Three Reception Rooms Including Living Room With Feature Inglenook Fireplace, Study And Dining Room Plus A Conservatory Overlooking Rear Garden
- Breakfast Kitchen And Utility Plus Guest Cloakroom Off Entrance Hallway
- Five Bedrooms To First Floor, Four Of Which Are Double Bedrooms, With Principal Bedroom With Large Ensuite And Also Family Bathroom
- South Facing Landscaped And Private Rear Garden Which Backs Onto Dorridge Park And Offers A Tranquil Outdoor Space





## 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



**ENTRANCE HALLWAY**

**WC**

**STUDY**

10' 2" x 9' 10" (3.10m x 3.00m)

**BREAKFAST KITCHEN**

15' 5" x 12' 8" (4.70m x 3.85m)

**UTILITY ROOM**

6' 11" x 6' 7" (2.10m x 2.00m)

**DINING ROOM**

12' 6" x 12' 1" (3.80m x 3.68m)

**LIVING ROOM**

22' 3" x 13' 3" (6.78m x 4.05m)

**CONSERVATORY**

12' 8" x 7' 10" (3.85m x 2.40m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

16' 3" x 15' 5" (4.95m x 4.70m)

**ENSUITE**

8' 2" x 7' 3" (2.50m x 2.20m)

**BEDROOM TWO**

15' 5" x 13' 9" (4.70m x 4.20m)

**BEDROOM THREE**

13' 3" x 12' 6" (4.05m x 3.80m)

**BEDROOM FOUR**

13' 4" x 9' 8" (4.07m x 2.95m)

**BEDROOM FIVE**

12' 0" x 6' 7" (3.65m x 2.00m)

**BATHROOM**

8' 2" x 5' 3" (2.50m x 1.60m)



## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

16' 11" x 15' 5" (5.15m x 4.70m)

### **TOTAL SQUARE FOOTAGE**

242.8 sq.m (2613 sq.ft) approx.

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **SOUTH FACING LANDSCAPED GARDEN**

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

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in four bedrooms, greenhouse and electric garage door.

### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - Cable. Loft - boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 242.8 sq.m. (2613 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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