



**Besbury Close, Dorridge**

Guide Price £1,350,000







## PROPERTY OVERVIEW

Situated on one of Dorridge's most sought-after roads, this exceptional five double bedroom detached property exudes charm and luxury throughout. Boasting a significant extension that has enhanced its living space, this home is a true gem in every sense. Upon arrival, you are greeted by a block paved driveway that provides ample parking space, leading you to an elegant oak porch and garage/store. The entrance hallway grants access to the ground floor accommodation which is fitted with Karndean flooring throughout, and comprises three versatile reception rooms including an office, a living room, and a spacious playroom/gym. The magnificent open plan kitchen/dining and family room is the heart of this home with patio doors opening onto the rear garden and a superb central island with the kitchen supplied by Burbidge. Completing the ground floor is a large utility/boot room, a convenient guest cloakroom, and direct access to the garage/store. Ascending to the first floor, you will find five generously sized double bedrooms, with the principal and second bedrooms benefiting from luxurious en-suite facilities. Additionally, the first floor features a lavish family bathroom and a laundry room for added convenience.





The highlight of this property is undoubtedly the large landscaped south-facing rear garden. Boasting a full-width paved patio, a sizeable storage shed, and a lush lawn area, this outdoor space is perfect for al fresco dining, entertaining guests, or simply unwinding in the sunshine. Impeccably maintained and tastefully decorated, this home is a haven for families looking to establish roots in a prestigious neighbourhood. With its blend of modern comforts and traditional elegance, this property offers a unique living experience that is second to none. In order to fully appreciate the beauty and functionality of this stunning family home, an internal inspection is highly recommended. Do not miss out on this rare opportunity to make this remarkable property your own and create a lifetime of cherished memories within its walls.

- Outstanding Five Double Bedroom Detached Set On A Sought After Road Of Dorridge
- Absolutely Stunning Throughout And Significantly Extended With A Large South Facing Rear Garden
- Set Behind A Block Paved Driveway Providing Ample Parking With Oak Porch And Garage / Store
- Ground Floor Accommodation Accessed Via Entrance Hallway Leading To Three Reception Rooms Including Office, Living Room And Playroom / Gym
- Ground Floor Completed With Large Utility / Boot Room, Guest Cloakroom And Door Into Garage / Store
- Five Double Bedrooms To First Floor, Principal And Second Bedroom With Luxury Ensuite, Plus Luxury Family Bathroom And Laundry Room
- Large Landscaped South Facing Rear Garden With Full Width Paved Patio, Large Storage Shed And Mainly Laid With Lawn
- Internal Inspection Essential To Fully Appreciate This Stunning Family Home







#### 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: TBD

Tenure: Freehold

#### ENTRANCE HALLWAY

##### LIVING ROOM

15' 3" x 11' 6" (4.65m x 3.51m)

##### OFFICE

10' 10" x 10' 4" (3.30m x 3.15m)

##### PLAY ROOM/GYM

13' 5" x 10' 10" (4.09m x 3.30m)

##### KITCHEN/DINING & FAMILY ROOM

26' 3" x 25' 0" (8.00m x 7.62m)

##### UTILITY/BOOT ROOM

10' 10" x 10' 3" (3.30m x 3.12m)



**WC**

**GARAGE/STORE**

13' 8" x 11' 0" (4.17m x 3.35m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

16' 10" x 12' 5" (5.13m x 3.78m)

**ENSUITE**

**BEDROOM TWO**

16' 10" x 12' 8" (5.13m x 3.86m)

**ENSUITE**

**BEDROOM THREE**

12' 11" x 11' 10" (3.94m x 3.61m)

**BEDROOM FOUR**

11' 6" x 10' 9" (3.51m x 3.28m)

**BEDROOM FIVE**

11' 9" x 11' 0" (3.58m x 3.35m)

**BATHROOM**

**LAUNDRY**

**TOTAL SQUARE FOOTAGE**

227.2 sq.m (2446 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LARGE LANDSCAPED GARDEN WITH FULL WIDTH PATIO**





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

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, Essential fridge, Essential freezer, Essential wine cooler, Neff warming drawer, Neff dishwasher, garden shed, all carpets and blinds, some light fittings, CCTV, provision for a car charging point (cables in place, but no charger installed) and fitted wardrobes in three bedrooms.

#### **ADDITIONAL INFORMATION**

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).

#### **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.



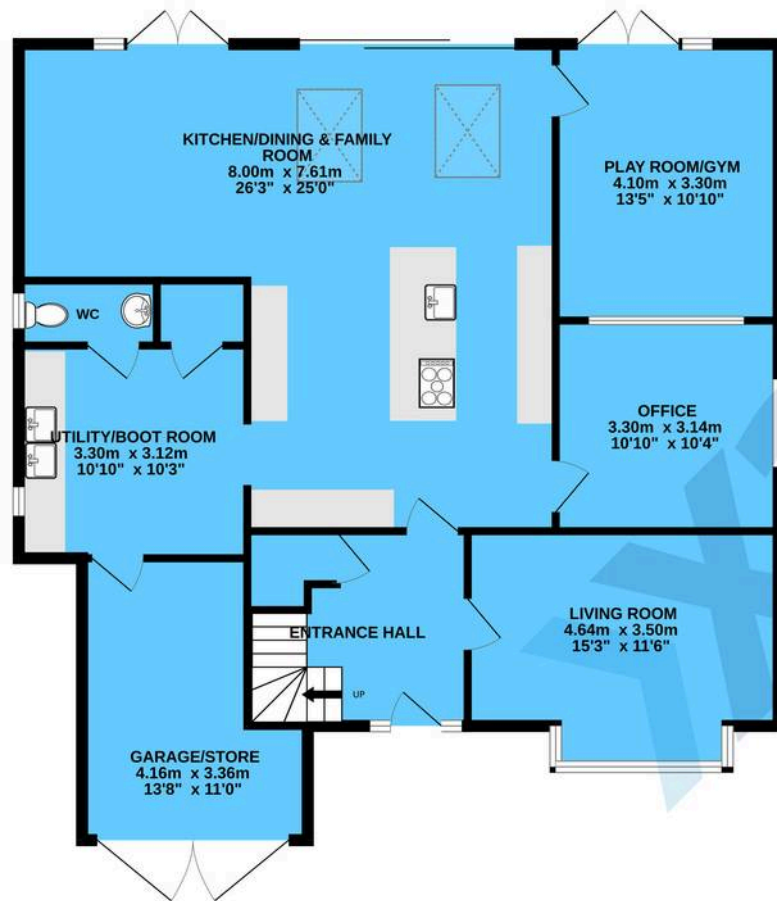




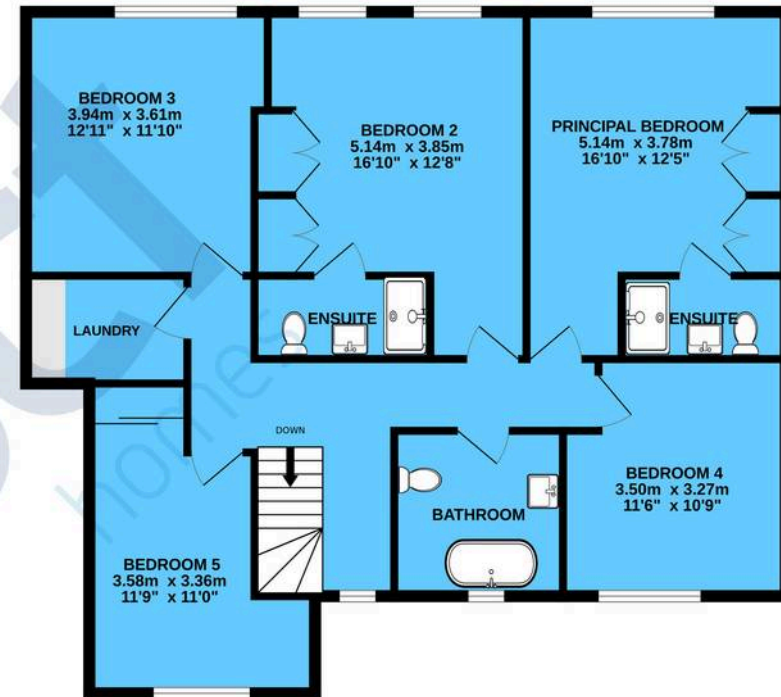




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 227.2 sq.m. (2446 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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