



Woodcote Drive, Dorridge

Guide Price £1,600,000





PROPERTY OVERVIEW

Discretely located within a tranquil cul-de-sac, this exquisite five-bedroom detached property boasts a prime location just off the renowned "Dorridge Triangle." Conveniently positioned within walking distance of Dorridge Station and an array of local amenities, its allure is further enhanced by a sense of seclusion, shielded by a gated tarmacadam driveway that offers ample parking alongside a generous garage. A hallmark of modern luxury, the property is fitted with underfloor heating throughout the ground floor, incorporating an air source heat pump for unparalleled energy efficiency. The grand entrance hallway beckons, unveiling three reception rooms including a formal living room, study and play room / snug, a large utility area affording internal access into the garage, a guest cloakroom, and a magnificent open-plan kitchen/dining and family room, with bi-fold doors and a semi vaulted ceiling - each space harmoniously blending style and functionality. Ascending to the upper levels, five bedrooms and four opulent bathrooms await. The principal bedroom exudes sophistication, featuring a walk-in dressing room replete with fitted wardrobes, a lavish ensuite boasting a separate walk-in shower and bath. Bedroom two offers a spacious luxury ensuite, while bedrooms three and four share access to a Jack and Jill bathroom. Ascending further, the fifth double bedroom flaunts a deluxe ensuite and ample storage - all thoughtfully designed to cater to every need with finesse.





Stepping outdoors, the landscaped gardens envelop the property, offering an idyllic backdrop for relaxation and entertainment. A patio area, seamlessly connected to the kitchen/dining and family room space, beckons for an al-fresco dining experience. In essence, this property epitomises contemporary elegance and comfort, a haven of modern living crafted with an eye for detail and quality, promising a lifestyle of unparalleled refinement and convenience. A residence where luxury and practicality intertwine seamlessly - an exceptional opportunity for discerning individuals seeking the epitome of sophistication and comfort.

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





- Stunning Five Bedroom Detached Property Located Within A Quiet Cul-De-Sac
- Situated Just Off The "Dorridge Triangle" And Within Easy Walking Distance Of Dorridge Station And All Local Amenities
- Set Behind A Gated Tarmacadam Driveway Providing Ample Parking And Large Garage
- Underfloor Heating Throughout The Ground Floor With Air Source Heat Pump Providing Superb Energy Efficiency
- Large Entrance Hallway Leading To Three Reception Rooms, Large Utility, Guest Cloakroom And A Magnificent Open Plan Kitchen / Dining And Family Room
- Five Bedrooms And Four Luxury Bathrooms Set Over Two Floors
- Stunning Principal Bedroom With Walk In Dressing Room With Fitted Wardrobes And Luxury Ensuite With Separate Walk In Shower And Bath
- Bedroom Two With Large Luxury Ensuite, Bedrooms Three And Four Served By Jack And Jill Bathroom
- Fifth Double / Guest Bedroom To The Second Floor With Luxury Ensuite And Extensive Storage
- Landscaped Gardens To The Side And Rear With Patio Area Located Off The Kitchen / Dining & Family Room



ENTRANCE HALLWAY

WC

LIVING ROOM

16' 1" x 17' 7" (4.90m x 5.36m)

PLAY ROOM/SNUG

7' 7" x 9' 2" (2.31m x 2.79m)

STUDY

7' 3" x 9' 11" (2.21m x 3.02m)

KITCHEN/DINING & FAMILY ROOM

24' 11" x 20' 11" (7.59m x 6.38m)

UTILITY

7' 10" x 9' 0" (2.39m x 2.74m)

INTEGRAL GARAGE

13' 3" x 26' 1" (4.04m x 7.95m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 11" x 16' 2" (4.85m x 4.93m)

DRESSING ROOM

12' 6" x 9' 2" (3.81m x 2.79m)

ENSUITE

8' 9" x 6' 7" (2.67m x 2.01m)

BEDROOM TWO

13' 5" x 12' 8" (4.09m x 3.86m)

ENSUITE

13' 6" x 11' 5" (4.11m x 3.48m)

**BEDROOM THREE**

10' 6" x 9' 7" (3.20m x 2.92m)

JACK & JILL BATHROOM

6' 3" x 9' 5" (1.91m x 2.87m)

BEDROOM FOUR

7' 9" x 9' 6" (2.36m x 2.90m)

SECOND FLOOR**BEDROOM FIVE**

13' 10" x 11' 2" (4.22m x 3.40m)

ENSUITE

8' 4" x 5' 10" (2.54m x 1.78m)

TOTAL SQUARE FOOTAGE

311.0 sq.m (3350 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED GARDEN & PATIO AREA****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, underfloor heating, electric garage door, all carpets, curtains, blinds and light fittings, CCTV, car charging point (fitted 2022) and climbing/slide/swing set (if required).

ADDITIONAL INFORMATION

Services - water on a meter, mains 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.

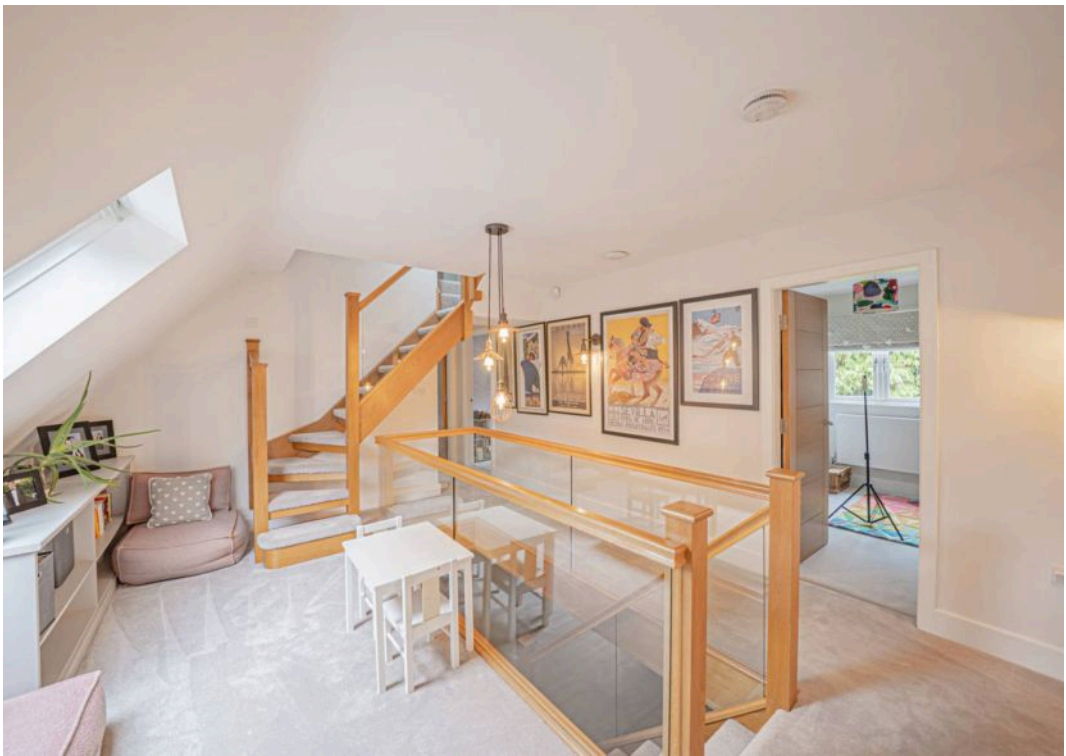
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.



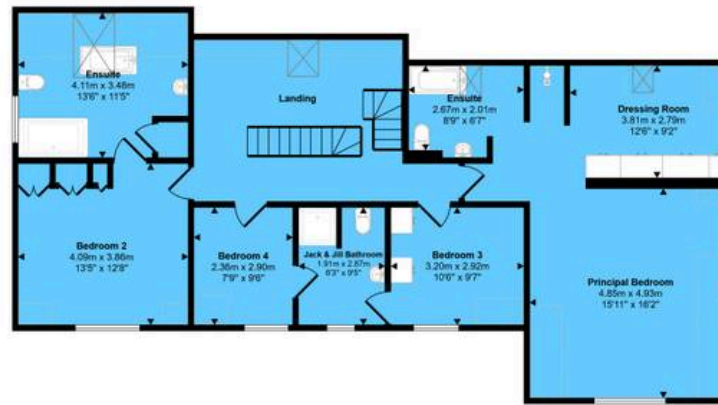


Approx Gross Internal Area
311 sq m / 3350 sq ft



Ground Floor
Approx 155 sq m / 1673 sq ft

Denotes head height below 1.5m



First Floor
Approx 123 sq m / 1321 sq ft



Second Floor
Approx 33 sq m / 356 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Mode Snappy 360.

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