



# Bushwood Drive, Dorridge

Guide Price £1,395,000

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EXCLUSIVE



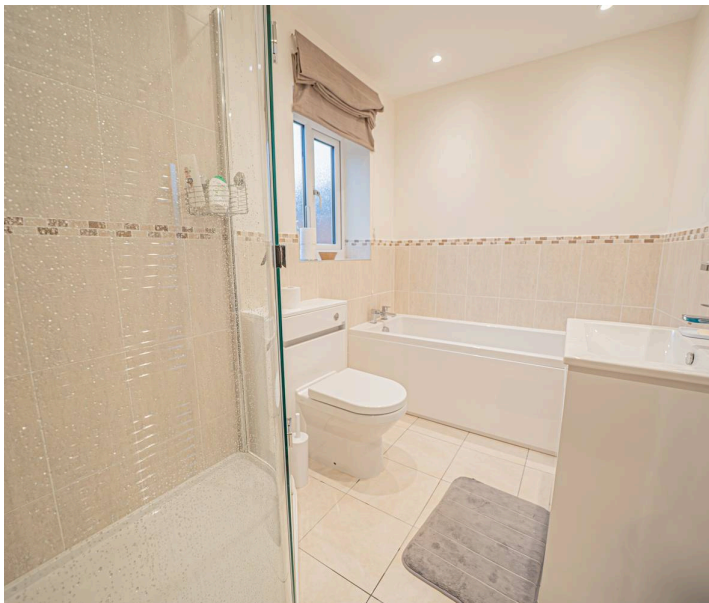


## PROPERTY OVERVIEW

This beautifully presented four double bedroom detached property is situated in a quiet cul-de-sac in the highly sought-after area of Dorridge. Offering a superb family home with extremely versatile accommodation, the property is located within walking distance of Dorridge Station and all local schools. Set behind a large tarmac driveway that provides ample parking and leads to a double garage, the property has been significantly extended to create generous and versatile living spaces.

Upon entering, you are welcomed into a spacious hall that gives access to three large reception rooms, including an impressive open-plan and extended living and dining room overlooking the rear garden, a large family room, and a superb entertainment or games room that would also make an ideal large office for those seeking to work from home. The modern breakfast kitchen is thoughtfully designed with contemporary fittings and overlooks the rear garden, while a convenient utility room provides additional storage and practicality. A guest cloakroom, also located off the entrance hall, completes the ground floor layout.

Upstairs, there are four well-proportioned double bedrooms, each offering comfortable accommodation for family or guests. The principal bedroom benefits from a stylish ensuite shower room plus fitted wardrobes, and bedroom two also enjoys its own ensuite, while a large modern family bathroom and a separate WC serve the remaining bedrooms.





This outstanding family home is located within the catchment area for both Dorridge and Arden schools, making it an ideal choice for families seeking excellent educational opportunities. With its flexible living spaces, high-quality finishes, and prime location close to transport links and amenities, this property truly represents an exceptional opportunity for those looking to settle in one of the area's most desirable residential addresses.

#### 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





- Beautifully Presented Four Double Bedroom Detached Property Located Within A Quiet Cul-De-Sac In Dorridge
- Set Behind A Large Tarmacadam Driveway Providing Ample Parking And Leading To Double Garage
- Significantly Extended To Provide A Superb Family Home Within Walking Distance Of Dorridge Station And All Local Schools
- Three Large Reception Rooms Including Open-Plan Living / Dining Room, Family Room And Superb Entertainment / Games Room Or Large Office
- Modern Breakfast Kitchen Overlooking The Rear Garden Plus Utility
- Four Double Bedrooms To The First Floor With Three Bathrooms, Including Principal Bedroom With Ensuite, Bedroom Two With Ensuite Plus Large Modern Family Bathroom
- Landscaped And South Facing Rear Garden With Full Width Patio And Mainly Laid With Lawn
- Outstanding Family Home Set Within Dorridge And Arden Catchment Area



## **ENTRANCE HALL**

## **WC**

## **FAMILY ROOM**

16' 8" x 15' 9" (5.09m x 4.79m)

## **LIVING / DINING ROOM**

17' 6" x 16' 0" (5.34m x 4.88m)

## **BREAKFAST KITCHEN**

15' 10" x 10' 0" (4.82m x 3.06m)

## **UTILITY ROOM**

10' 6" x 6' 3" (3.20m x 1.90m)

## **ENTERTAINMENT / GAMES ROOM**

23' 0" x 12' 4" (7.00m x 3.77m)

## **INTEGRAL DOUBLE GARAGE**

18' 10" x 15' 9" (5.75m x 4.80m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

20' 9" x 11' 1" (6.32m x 3.37m)

## **ENSUITE**

9' 5" x 7' 1" (2.87m x 2.16m)

## **BEDROOM TWO**

13' 9" x 12' 1" (4.19m x 3.68m)

## **ENSUITE**

7' 5" x 2' 11" (2.26m x 0.89m)

## **BEDROOM THREE**

18' 4" x 10' 5" (5.60m x 3.17m)

## **BEDROOM FOUR**

14' 0" x 10' 4" (4.26m x 3.15m)

## **BATHROOM**

9' 9" x 6' 0" (2.98m x 1.84m)

## **WC**

## **TOTAL SQUARE FOOTAGE**

274.0 sq.m (2947 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED SOUTH FACING GARDEN**

**FULL WIDTH PATIO**

## **ITEMS INCLUDED IN THE SALE**

AEG integrated oven, integrated hob, fridge/freezer, Bosch dishwasher, Bosch washing machine, tumble dryer, all carpets, some curtains, all blinds, all light fittings, underfloor heating in kitchen, fitted wardrobes in three bedrooms, solar panels, CCTV, two garden sheds, electric garage door and an electric car charging point.

## **ADDITIONAL INFORMATION**

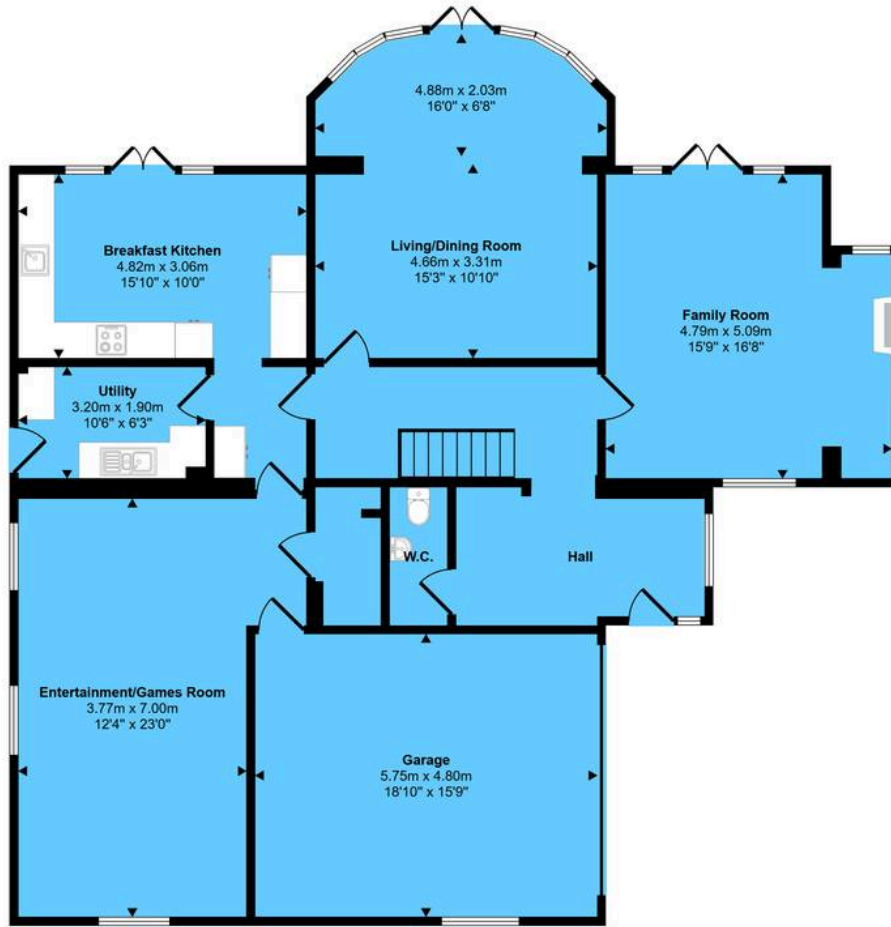
Services - direct mains water (with water meter), sewers, electricity and solar PV (Photovoltaic) panels. Broadband - cable. Loft - partially boarded.

## **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.



Approx Gross Internal Area  
274 sq m / 2947 sq ft



Ground Floor  
Approx 159 sq m / 1706 sq ft

Denotes head height below 1.5m



First Floor  
Approx 115 sq m / 1241 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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