



Besbury Close, Dorridge

Guide Price £800,000





PROPERTY OVERVIEW

This substantial four-bedroom, two-bathroom detached house is ideally situated, located at the end of a quiet cul-de-sac, safe for young families to play and within the highly sought-after Dorridge Village. Set behind a beautifully landscaped front garden and a tarmac driveway, the property also benefits from a full-size garage, providing ample parking and storage. Upon entering via the welcoming hallway, you are greeted by a spacious dual aspect lounge diner, perfect for both entertaining and relaxing. The breakfast kitchen offers a practical space for family life, while a versatile second reception room can serve as either a formal dining area, office, or playroom. A well-proportioned downstairs bedroom with en-suite facilities adds flexibility for guests or multi-generational living. Upstairs, there are two generous double bedrooms and a versatile single, each serviced by a modern family bathroom. The property offers significant potential for further extension (subject to the necessary planning permissions), making it an ideal choice for those wishing to create their dream home. Offered to the market with no upward chain, this home is within walking distance of Dorridge Station and the excellent array of amenities available in Dorridge Village. Families will appreciate its position within the prestigious Arden Academy catchment area.



The outside space is equally impressive, with a well-established and well-proportioned rear garden that provides a private and peaceful setting for outdoor living. Mature planting and thoughtfully designed borders create a tranquil backdrop for alfresco dining, children's play, or gardening pursuits. The full-size garage is easily accessible from the driveway and offers additional storage or workshop potential. The landscaped front garden enhances the property's kerb appeal and sets a welcoming tone for visitors. The rear garden is securely enclosed, making it ideal for families and pets, and offers plenty of space for further landscaping or the addition of outdoor features such as a summerhouse or garden studio (subject to planning). With its combination of generous outdoor areas, privacy, and proximity to local parks and green spaces, this property is perfectly suited for those who value both convenience and a connection to nature. This is a rare opportunity to acquire a home with such versatile outdoor space in a prime Dorridge location.





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



- Substantial Four Bedroom, Two Bathroom Detached House Located Within Dorridge Village
- Lots Of Potential To Further Extend The Property Subject To The Necessary Planning Permissions
- Set Behind A Landscaped Front Garden & Tarmac Driveway Which Is Accompanied By A Full Size Garage
- Large Dual Aspect Lounge/Diner, Breakfast Kitchen, Versatile Second Reception Room & A Downstairs Bedroom With En-Suite
- Located On The First Floor Are Two Further Double Bedrooms & A Single Bedroom Which Are Serviced By The Family Bathroom
- Located To The Rear Of The Property Is A Well Proportioned & Well Established Rear Garden
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area

HALLWAY

WC

LOUNGE AREA

10' 10" x 17' 9" (3.30m x 5.40m)

DINING AREA

20' 1" x 9' 2" (6.11m x 2.80m)

DINING AREA/OFFICE/PLAYROOM

9' 8" x 10' 6" (2.94m x 3.19m)

BREAKFAST KITCHEN

15' 5" x 17' 2" (4.69m x 5.23m)

UTILITY

12' 0" x 9' 4" (3.67m x 2.85m)

**BEDROOM FOUR**

12' 7" x 12' 4" (3.84m x 3.75m)

ENSUITE

8' 5" x 5' 11" (2.56m x 1.80m)

FIRST FLOOR**BEDROOM ONE**

9' 1" x 17' 5" (2.76m x 5.31m)

BEDROOM TWO

10' 10" x 10' 3" (3.29m x 3.13m)

BEDROOM THREE

8' 2" x 8' 5" (2.49m x 2.57m)

BATHROOM

6' 6" x 5' 6" (1.97m x 1.67m)

OUTSIDE THE PROPERTY**GARAGE**

12' 1" x 21' 0" (3.69m x 6.41m)

TOTAL SQUARE FOOTAGE

186.0 sq.m (1997 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**WELL ESTABLISHED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, washing machine, garden shed, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Loft space - large central area 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.

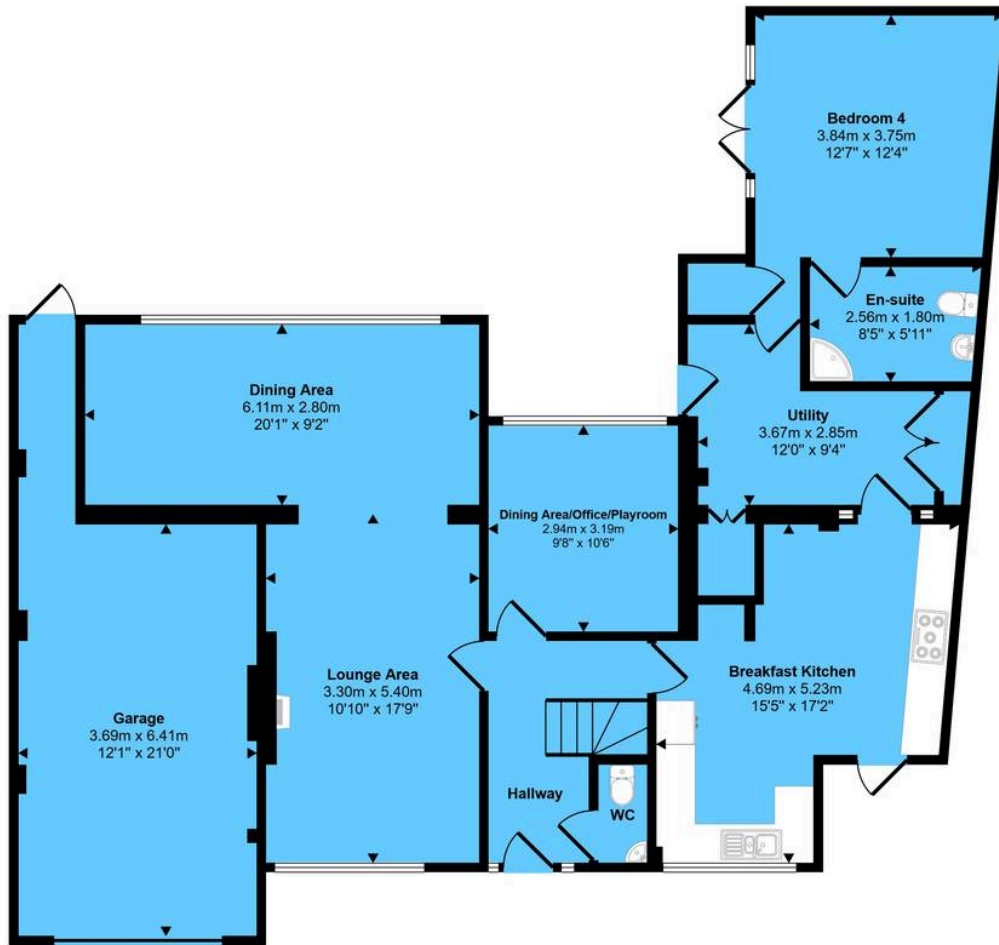
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

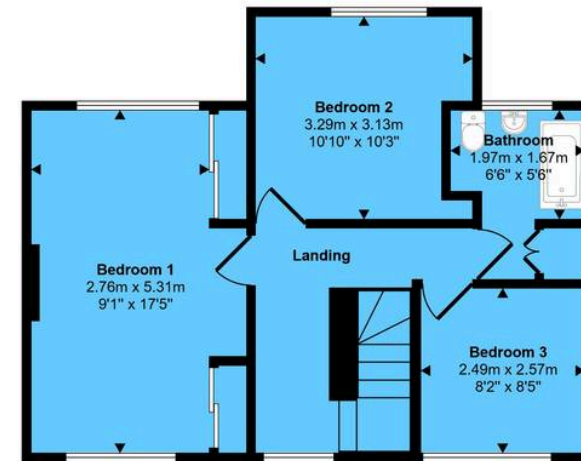




Approx Gross Internal Area
186 sq m / 1997 sq ft



Ground Floor
Approx 136 sq m / 1459 sq ft



First Floor
Approx 50 sq m / 538 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.

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