



Beconsfield Close, Dorridge

Guide Price £900,000





PROPERTY OVERVIEW

This superb extended four bedroom detached family home is set within a highly sought-after and quiet cul-de-sac in the heart of Dorridge, offering exceptional convenience, with Dorridge Park, the station, and all local amenities within easy walking distance. The property has been significantly extended and internally remodelled to provide a spacious and versatile layout, ideal for modern family living.

Approached via a large block paved driveway that provides ample parking, the welcoming entrance hallway leads to four fabulous reception rooms, including a dual aspect living room, a bright conservatory, a formal dining room, and a generous office or playroom, offering flexible spaces for relaxation, entertaining, or working from home. The heart of the home is the superb open plan breakfast kitchen, featuring a large central island and breakfast bar, seamlessly integrated into the dining room to create a sociable and functional space for family gatherings and casual dining.

Upstairs, the first floor offers four well-proportioned bedrooms and two contemporary bathrooms, including a principal bedroom with a stylish ensuite facility, providing a private retreat for the homeowners.

The property is immaculately presented throughout, with high quality fixtures and finishes and a thoughtful design that maximises natural light and space.





The beautifully landscaped and south easterly facing rear garden (with patio area) provides an attractive outlook and an ideal setting for outdoor dining and relaxation.

This is a rare opportunity to acquire a beautifully appointed family home in a prime Dorridge location, combining generous living accommodation with a peaceful setting and excellent access to transport links, schools, and amenities. Viewing is essential to fully appreciate the location, specification, and outstanding lifestyle this stunning property has to offer.

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





- Superb Extended Four Bedroom Detached Family Home Set Within A Sought-After And Quiet Cul-De-Sac Of Dorridge
- Located Close To Dorridge Park And Within Easy Walking Distance To The Station And All Local Amenities
- Significantly Extended And Internally Remodelled Providing A Spacious Family Home
- Set Behind A Large Block Paved Driveway Providing Ample Parking
- Entrance Hallway Leading To Four Fabulous Reception Rooms, Including A Dual Aspect Living Room, Bright Conservatory, Formal Dining Room And Large Office / Playroom
- Superb Open Plan Breakfast Kitchen With Large Island / Breakfast Bar and Seamless Integration Into The Dining Room
- Four Bedrooms And Two Bathrooms To The First Floor, Including The Principal Bedroom With An Ensuite Facility
- Superb Landscaped And South Easterly Facing Rear Garden With Patio Area
- Viewing Essential To Fully Appreciate The Location And Specification Of This Beautiful Property



ENTRANCE HALLWAY

WC

LIVING ROOM

22' 10" x 12' 10" (6.95m x 3.91m)

CONSERVATORY

9' 5" x 8' 9" (2.86m x 2.67m)

BREAKFAST KITCHEN

21' 8" x 17' 2" (6.60m x 5.24m)

DINING ROOM

13' 3" x 11' 7" (4.05m x 3.52m)

UTILITY ROOM

16' 2" x 6' 1" (4.93m x 1.85m)

OFFICE / PLAYROOM

11' 6" x 9' 5" (3.50m x 2.88m)

INTEGRAL GARAGE

11' 11" x 6' 7" (3.62m x 2.01m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 3" x 11' 11" (4.35m x 3.62m)

ENSUITE

7' 1" x 5' 9" (2.17m x 1.76m)

BEDROOM TWO

12' 10" x 9' 11" (3.92m x 3.03m)

BEDROOM THREE

11' 7" x 9' 7" (3.53m x 2.92m)

BEDROOM FOUR

11' 1" x 7' 5" (3.37m x 2.26m)

BATHROOM

6' 11" x 6' 6" (2.10m x 1.97m)

TOTAL SQUARE FOOTAGE

194.0 sq.m (2094 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED SOUTH EASTERLY FACING GARDEN

PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets, some curtains, all blinds, some light fittings, fitted wardrobes in all four bedrooms and garden shed.

ADDITIONAL INFORMATION

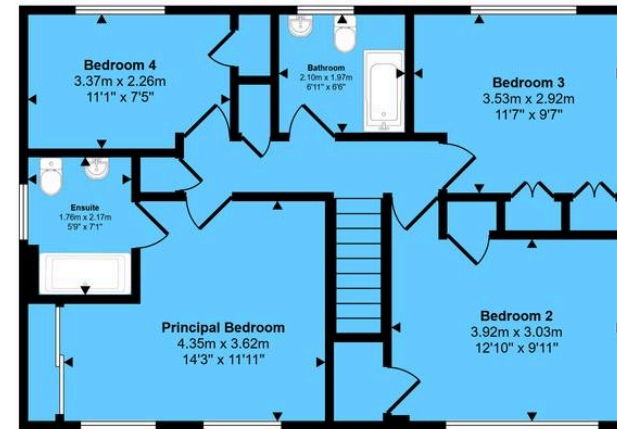
Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. Loft – partially boarded.

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
194 sq m / 2094 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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