



Blue Lake Road, Dorridge

Guide Price £2,695,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

A truly outstanding new build property, individually designed and constructed by the award-winning Sharp Homes, is now available in the highly desirable Dorridge Triangle, just a short walk from the station and local amenities. Set over three spacious floors, this exceptional home offers six generously proportioned bedrooms and five luxury bathrooms, making it ideal for modern family living. The property is offered with no upward chain and is available for immediate occupation. Finished to the highest standard throughout, the ground floor features underfloor heating, while air conditioning has been installed in the kitchen and the majority of bedrooms, ensuring year-round comfort. The impressive frontage provides a gravelled driveway with ample parking and access to a single garage. Upon entering, you are greeted by a magnificent entrance hallway with a bespoke staircase and a feature galleried landing, leading to all first-floor bedrooms and luxury bathrooms. The heart of the home is the expansive open-plan kitchen/dining and family room, which is beautifully appointed and features sliding doors that flood the space with natural light. The kitchen also features a central island / breakfast bar ideal for entertaining and everyday living. Additional ground floor accommodation includes a stylish living room with feature curved wall, a dedicated study, a utility room with internal access to the garage.



The principal bedroom is a true retreat, boasting full-height glass to the rear, a Juliet balcony, extensive fitted wardrobes, and a sumptuous ensuite bathroom. Two of the remaining bedrooms double bedrooms afford their own luxury ensuite, whilst bedrooms three and four are serviced via the family bathroom ensuring privacy and luxury for every member of the family. The third floor provides flexible accommodation, perfectly suited to use as a gym, cinema room, guest suite / sixth bedroom, complete with its own dedicated luxury ensuite. The property also features a beautifully landscaped, south-facing rear garden with a full-width patio and oak-edged borders, perfect for entertaining or relaxing in style. An internal inspection is highly recommended to fully appreciate the meticulous design, outstanding specification, and superior quality that define this stunning family home. This is a rare opportunity to acquire a truly remarkable residence in one of Dorridge's most sought-after locations, combining contemporary luxury with practical family living which has approximately 4,400 square feet.





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: D

Tenure: Freehold





- Stunning New Build Property Set Upon The Dorridge Triangle And Within Easy Walking Distance To Station And Local Amenities. Individually Designed And Built By Award Winning Developer Sharp Homes
- Set Over Three Floor With Six Bedrooms And Five Luxury Bathrooms. Available Immediately And Offered To The Market With The Benefit Of No Upward Chain
- Finished To The Highest Standard Throughout Including Underfloor Heating To Ground Floor And Air Conditioning To Kitchen And Bedrooms
- Set Behind A Large Frontage With Gravelled Driveway Providing Ample Parking And Single Garage
- Magnificent Entrance Hallway With Bespoke Staircase And Galliered Landing Leading To All First Floor Bedrooms And Luxury Bathrooms
- Magnificent Open Plan Kitchen / Dining And Family Room With Sliding Doors To Southerly Facing Garden, Living Room, Study, Utility And Internal Garage Access
- Principal Bedroom Affords Full Height Glass To Rear / Juliet Balcony Extensive Fitted Wardrobes And Luxury Ensuite With All Remaining Bedrooms Fitted With Wardrobes And Their Own Individual Ensuites
- Third Floor Affords Flexibility To Be Used As Gym / Cinema Room / Guest Suite / Six Bedroom With Dedicated Luxury Ensuite
- Internal Inspection Is Required To Fully Appreciate The Design, Specification And Quality Of This Stunning Family Home which has approximately 4,400 square feet





PORCH

ENTRANCE HALLWAY

9' 8" x 25' 4" (2.94m x 7.72m)

WC

LIVING ROOM

12' 4" x 20' 3" (3.77m x 6.18m)

STUDY

12' 9" x 7' 5" (3.88m x 2.25m)

KITCHEN & DINING AREA

19' 7" x 25' 8" (5.98m x 7.82m)

FAMILY AREA

16' 2" x 20' 10" (4.94m x 6.34m)

UTILITY

6' 4" x 7' 10" (1.92m x 2.38m)

INTEGRAL GARAGE

12' 10" x 18' 11" (3.91m x 5.77m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 11' 6" (4.79m x 3.51m)

DRESSING AREA

9' 6" x 11' 5" (2.90m x 3.49m)

ENSUITE

8' 9" x 8' 9" (2.66m x 2.67m)

BEDROOM TWO

12' 10" x 13' 5" (3.92m x 4.08m)

ENSUITE

8' 5" x 6' 2" (2.56m x 1.89m)

BEDROOM THREE

12' 6" x 12' 4" (3.80m x 3.77m)

ENSUITE

9' 5" x 4' 7" (2.86m x 1.39m)



**BEDROOM FOUR**

10' 3" x 13' 4" (3.12m x 4.06m)

BEDROOM FIVE

12' 6" x 11' 5" (3.82m x 3.47m)

BATHROOM

8' 5" x 7' 10" (2.57m x 2.39m)

SECOND FLOOR**GYM/CINEMA ROOM/GUEST SUITE/BEDROOM SIX**

25' 10" x 23' 3" (7.87m x 7.08m)

ENSUITE

5' 5" x 15' 7" (1.64m x 4.75m)

STORAGE

6' 0" x 11' 2" (1.82m x 3.41m)

TOTAL SQUARE FOOTAGE

451.0 sq.m (4850 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN WITH FULL WIDTH PATIO



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, underfloor heating, electric garage door, all carpets and light fittings, CCTV, car charging point and fitted wardrobes in five bedrooms.

ADDITIONAL INFORMATION

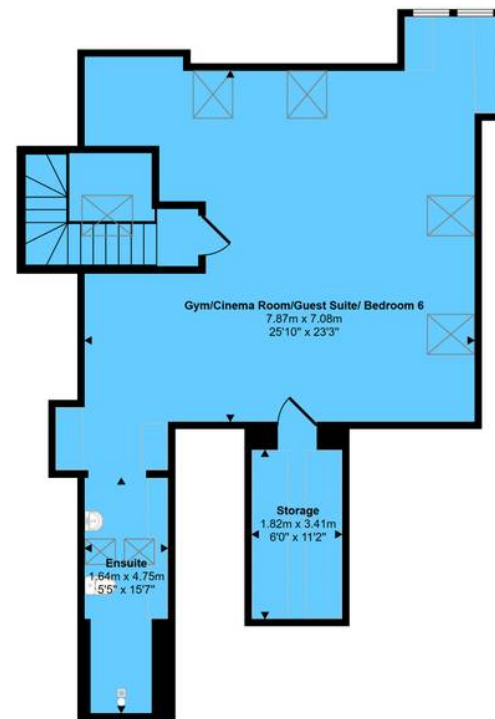
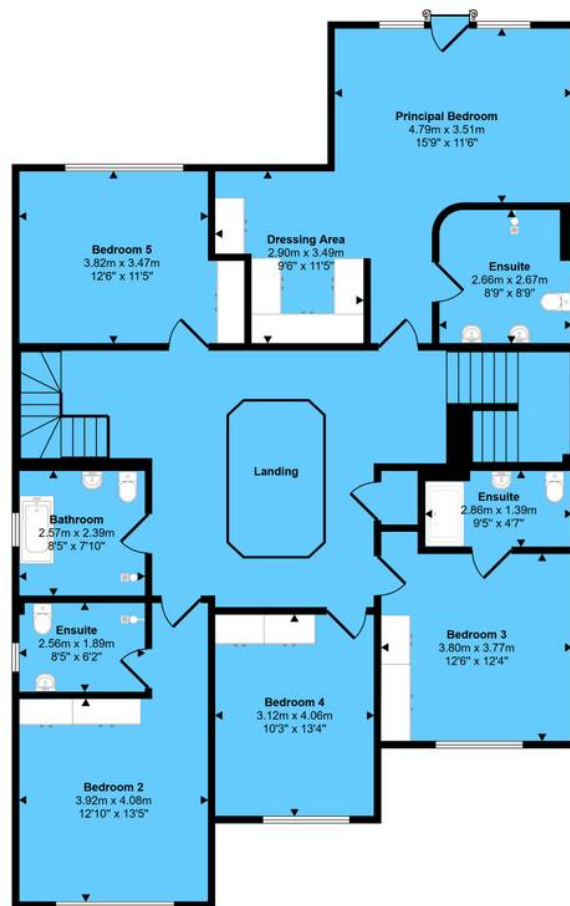
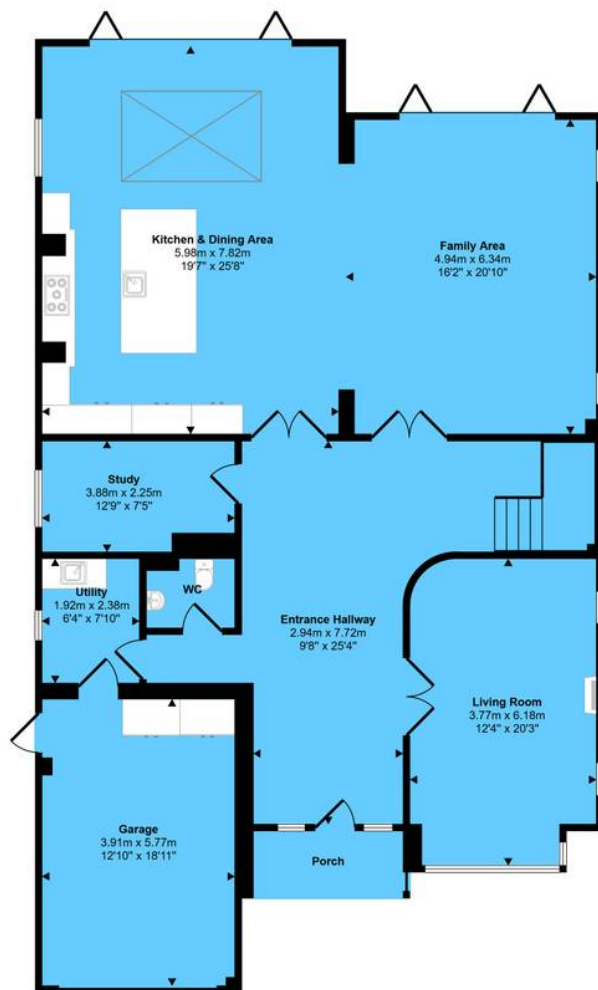
Services - water on a meter, mains electricity and sewers. Broadband - FTTC (fibre to the cabinet).

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
451 sq m / 4850 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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