Blue Lake Road, Dorridge

Guide Price **£1,850,000**

xact EXCLUSIVE

PROPERTY OVERVIEW

An outstanding opportunity exists to purchase a plot with full planning permission, in the renowned Dorridge Triangle. The completed stunning four king-sized bedroom home extends to just under 4,000 square feet, is presented to the market with a purchase price of £1.85M. To secure this exciting new build opportunity, an incumbent buyer can purchase the plot for £750,000 and enter into a 'Build Out Agreement' with the existing owner for the construction. This agreement offers a substantial Stamp Duty saving versus purchasing the property at full price on completion. Set over two floors, the accommodation is thoughtfully designed, featuring a grand entrance hallway that leads to a large and full-width open plan kitchen/dining and family area, to the rear of the property complete with two sets of bi-fold doors & a large kitchen island . Additional ground floor accommodation includes a separate spacious living room with a feature fireplace and bay window to the front of the property and a additional versatile second reception room which could be utilised as a study, play room or snug. The property will also benefit from a practical utility room off the kitchen, and a guest cloakroom, all designed with easy modern family living in mind.

Upstairs, features four king-sized bedrooms, each with its own luxurious ensuite facilities, ensuring comfort and privacy for every member of the household. The principal bedroom boasts a large en-suite bathroom and a walk in wardrobe, this home truly offers the perfect blend of contemporary luxury and every-day convenience in a prime location.

Contact us today for further information or to arrange a private consultation regarding this outstanding new build opportunity.

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: TBD

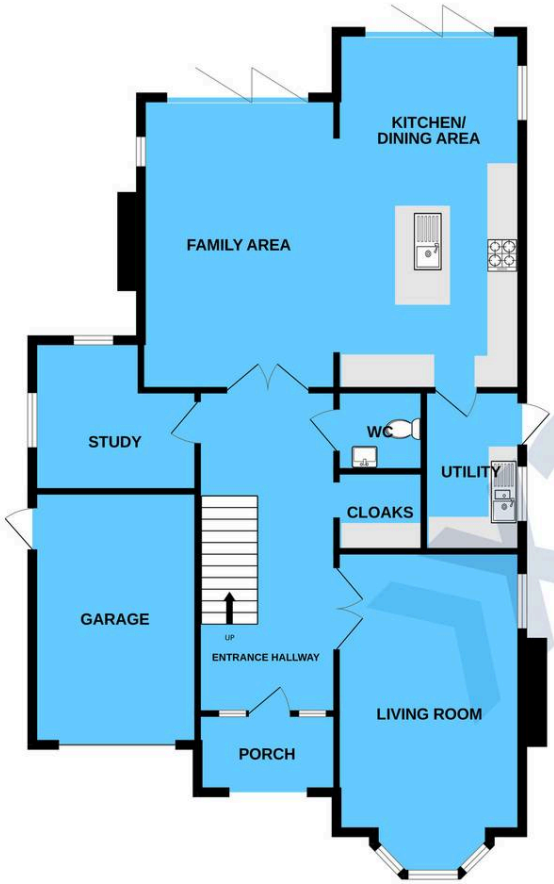
Tenure: Freehold

- Located On The Highly Sought After Blue Lake Road Road Within The Dorridge Triangle
- Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Unique Opportunity To Purchase A Highly Desirable Plot And To Build A New Premium Detached Home, Fully Project Managed
- Significant Stamp Duty Saving
- Option to Personalise Interior
- Full Planning Permission Granted

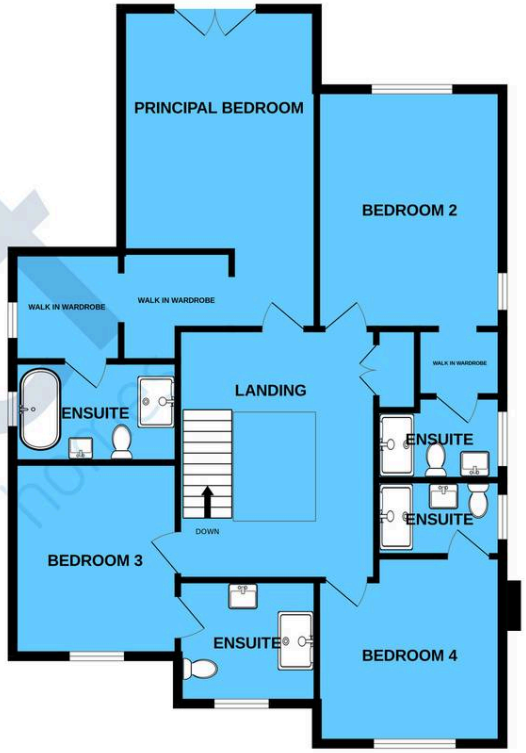
INFORMATION FOR POTENTIAL BUYERS

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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