



1 Copper Beech Close, B93 8FF
Sale Price £1,300,000



Love
Property Co.

1 Copper Beech Close, Dorridge Solihull, B93 8FF

Tenure - Freehold

EPC Rating - B

Council Tax Band - G

Love Property Co are pleased to offer this exquisite and substantial seven-bedroom detached family home located in the heart of Dorridge and situated within a secure gated development. This exclusive property offers luxury living throughout, underfloor heating to the ground floor and is situated within easy walking distance to all local amenities and Dorridge Station. As you enter the property, you are greeted by a spacious entrance hallway which provides access to all ground floor accommodation as well as the double garage

The property comprises of a large open plan kitchen and dining area, complete with integrated double oven, microwave, fridge, freezer, dishwasher, coffee machine and gas hob along with ample storage units and quartz work surfaces. The dining area offers plenty of space for entertaining, while the lounge area complete with gas fire and surround provides a comfortable space for relaxation. Additionally, there is a home office/and or a formal dining room, allowing for versatility in its use.

Moving to the first floor, you will find five generously sized double bedrooms, with the principal bedroom featuring fitted wardrobes and a generously sized ensuite. The second bedroom also benefits from an ensuite fitted wardrobes. There are a further three double bedrooms, two offering fitted wardrobes and a family bathroom. The second floor of this remarkable property offers two more double bedrooms, one of which could act as a cinema room/office or loft storage.

Outside, the property boasts a raised artificial lawn, raised shrub area with a further patio seating area accessible via French doors from the kitchen or lounge, perfect for enjoying the serene outdoors. Furthermore, a large double garage provides ample space for vehicle storage.



PROPERTY MEASUREMENTS:

LOUNGE –

22' 3" x 15' 10" (6.78m x 4.83m)

DINING ROOM/OFFICE –

16'11" x 12' 2" (5.15m x 3.70m)

KITCHEN/DINER –

22' x 21' 7" (6.72m x 6.57m)

UTILITY –

6' 1" x 7' 7" (1.85m x 2.32m)

WC –

6' 11" x 4' (2.10m x 1.21m)

PRINCIPAL BEDROOM –

17' 4" x 13' 10" (5.28m x 4.23m)

EN-SUITE –

9' 9" x 9' 1" (2.97m x 2.77m)

BEDROOM TWO –

13' 3" x 17' 6" (4.03m x 5.33m)

BEDROOM THREE –

9' 7" x 17' 2" (2.93m x 5.24m)

BEDROOM FOUR –

17' 6" x 10' 11" (5.34m x 3.34m)

BEDROOM FIVE –

13' 3" x 9' 8" (4.10m x 2.90m)

BEDROOM SIX –

21' 11" x 17' 6" (6.68m x 5.33m)

BEDROOM SEVEN –

10' 2" x 17' 7" (3.10m x 5.35m)

DOUBLE GARAGE –

15' 1" x 16'11" (4.59m x 5.15m)

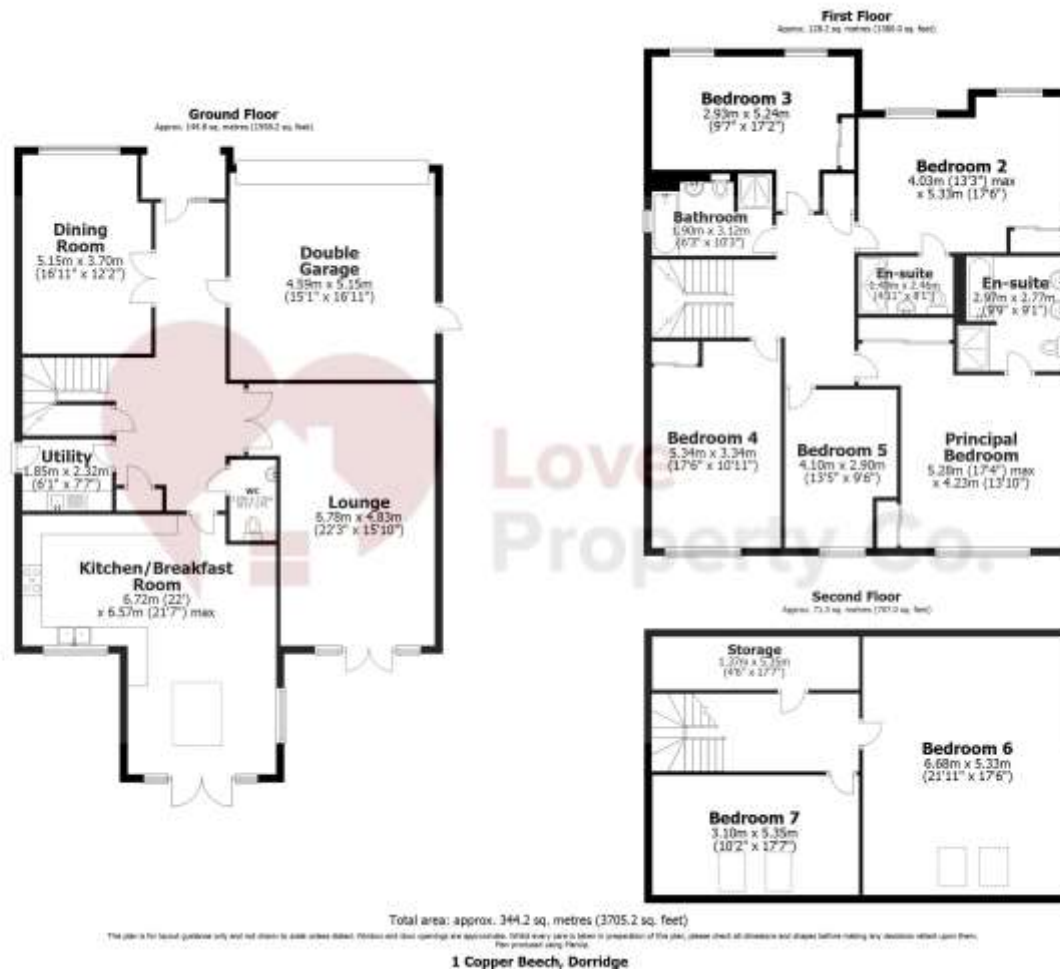
TOTAL SQUARE FOOTAGE –

3705.2 sq. ft approx. (344.2 sq. Metres)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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