



7 Copper Beech Close, B93 8FF
Sale Price £1,395,000



Love
Property Co.

7 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.

The property comprises of a large open plan kitchen/living/dining area with central island, complete with integrated double oven, microwave, two fridges, two freezers, dishwasher, coffee machine, 5 gas hob burner, extractor along with ample storage units, Corian work surfaces, Porcelain tiles, skylight and bi-fold doors. The spacious dining room with built in cupboards offers plenty of space for entertaining, while the lounge area provides a comfortable space for relaxation with patio doors leading to the garden. Additionally, there is a cloakroom and understairs cupboard in the spacious hallway.

Moving to the first floor, you will find five generously sized double bedrooms, with the principal bedroom featuring walk in wardrobes and a generously sized ensuite with separate bath and shower. The second bedroom also benefits from an ensuite and fitted wardrobes. There are a further three double bedrooms, two offering fitted wardrobes and a family bathroom with bedroom seven currently being used as a study. The second floor of this remarkable property offers two more double bedrooms, Bedroom three of which could act as a cinema room has built in storage. There is also a separate shower room and walk in wardrobe.

Outside, the property boasts a private garden, large decking/terraced area, artificial lawn, two patio seating areas, hot tub, and planters perfect for enjoying the serene outdoors. Furthermore, a large double garage provides ample space for vehicle storage



PROPERTY MEASUREMENTS

LOUNGE –

18' 11" x 13' 9" (5.76m x 4.20m)

DINING ROOM –

14' 4" x 11' 7" (4.36m x 3.53m)

KITCHEN/DINER/LIVING –

27' 4" x 17' 9" (8.33m x 5.40m)

UTILITY –

5' 9" x 7' 8" (1.76m x 2.34m)

WC – 4' 8" x 7' 8" (1.76m x 2.34m)

PRINCIPAL BEDROOM –

13' 9" x 17' 9" (4.20m x 5.40m)

EN-SUITE –

7' 4" x 10' 0" (2.24m x 3.05m)

BEDROOM TWO –

11' 0" x 17' 9" (3.35m x 5.40m)

EN-SUITE –

4' 0" x 7' 5" (1.22m x 2.25m)

BEDROOM THREE –

30' 6" x 14' 9" (9.30m x 4.50m)

BEDROOM FOUR –

23' 4" x 10' 2" (7.11m x 3.11m)

BEDROOM FIVE –

13' 9" x 12' 0" (4.20m x 3.65m)

BEDROOM SIX –

11' 11" x 11' 10" (3.64m x 3.60m)

BEDROOM SEVEN / STUDY –

9' 5" x 12' 2" (2.88m x 3.70m)

FAMILY BATHROOM

9' 5" x 12' 2" (2.88m x 3.70m)

SHOWER ROOM

7' 7" x 4' 6" (2.30m x 1.37m)

DOUBLE GARAGE –

18' 3" x 17' 9" (5.56m x 5.40m)

TOTAL SQUARE FOOTAGE –

3576.0 sq. ft approx. (332.2 sq. Metres)





Total area: approx. 332.2 sq. metres (3576.0 sq. feet)



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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