



## Beaconsfield Close

Dorridge, Solihull

- A Four Bedroom Detached Family Home
- No Upward Chain
- Spacious Lounge Diner
- Large Conservatory

**Offers Over £750,000**

Current EPC Rating - 70 (C)  
Current Council Tax Band - G







## Property Description

A well presented detached family home situated on a generous plot and offered with no upward chain, four bedrooms, spacious lounge diner, large conservatory, breakfast kitchen, utility, home office/bedroom, guest WC, en suite, four piece family bathroom, low maintenance rear garden, double garage and off-road parking

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – G





## Rooms & Measurements

Spacious Entrance Hall

Spacious Lounge Diner to Front - 6.12m x 7.21m (20'1" (max) / 11' 8" (min) x 23'8")

Large Conservatory to Rear - 5.79m x 3.68m (19'0" x 12'1" (max)

Breakfast Kitchen to Rear - 3.15m x 5.11m (10'4" x 16'9")

Utility Room - 2.13m x 4.57m (7'0" x 15'0")

Home Office/Ground Floor Bedroom - 1.75m x 3.15m (5'9" x 10'4")

Guest WC - 1.09m x 2.01m (3'7" x 6'7")

Bedroom One to Rear - 3.23m x 4.04m (10'7" x 13'3" (to wardrobe)

En Suite to Side - 1.35m x 3.1m (4'5" x 10'2" (max)

Bedroom Two to Front - 3.66m x 3.07m (12'0" (max) x 10'1" (max)

Bedroom Three to Rear - 2.95m x 4.04m (9'8" x 13'3" (max)

Bedroom Four to Rear - 2.49m x 2.64m (8'2" x 8'8")

Four Piece Family Shower Room to Front - 1.73m x 2.44m (5'8" x 8'0")

Double Garage - 5.05m x 5.18m (16'7" x 17'0")





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