



Blue Lake Road, Dorridge

Guide Price £2,695,000

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EXCLUSIVE





## PROPERTY OVERVIEW

This exceptional new build property, situated in the highly sought-after Dorridge Triangle, offers a rare opportunity to acquire a truly stunning family home within easy walking distance to the station and local amenities. Designed and constructed by the award-winning developer Sharp Homes, this residence is available immediately and is presented to the market with the advantage of no upward chain. The property boasts five generously proportioned bedrooms, each complemented by its own luxury ensuite bathroom, and is finished to the highest standard throughout, including underfloor heating to the ground floor and air conditioning to the kitchen and all bedrooms for year-round comfort. Set behind a large frontage, the house features a gravelled driveway that provides ample parking and access to a single garage. Upon entering, you are greeted by a striking oak porch and an inviting entrance hallway that leads to all ground floor accommodation. The heart of the home is a magnificent open-plan kitchen, dining and family room, complete with high-end appliances, outstanding central island / breakfast bar and sliding doors that fill the space with natural light. Additional ground floor spaces include a comfortable living room with feature fireplace, a dedicated study, a practical boot room, a utility room, and convenient internal garage access.





The principal bedroom impresses with extensive fitted wardrobes and a large, luxurious ensuite, while all remaining bedrooms are similarly appointed with fitted wardrobes and their own individual ensuites, ensuring privacy and comfort for all family members. The third floor has been thoughtfully designed as an entertainment, cinema, or games room, featuring a fully integrated bar, projector, screen, and speakers, as well as a putting green and ensuite facility, making it the perfect space for relaxation and entertaining guests. If required, the third floor could easily be converted into a sixth bedroom / guest suite. The property is further enhanced by a beautifully landscaped, south-facing rear garden that benefits from a full-width patio, a lawned area, formal planting, and a wide side entrance with oak-edged borders ideal for additional planting. An internal inspection is essential to fully appreciate the meticulous design, premium specification, and outstanding quality that define this remarkable family home. This is a unique opportunity to secure a luxury residence which has approximately 4,400 square feet and set in a prime location, offering both style and substance for the discerning purchaser.





## 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. Designed And Built By Award Winning Developer Sharp Homes
- Five Bedrooms And Five Luxury Ensuite 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 All Bedrooms
- Set Behind A Large Frontage With Gravelled Driveway Providing Ample Parking And Single Garage
- Ground Floor Includes Stunning Oak Porch, Entrance Hallway Leading To All Ground Floor Accommodation
- Magnificent Open Plan Kitchen / Dining And Family Room With Sliding Doors To Southerly Facing Garden, Living Room, Study, Boot Room, Utility And Internal Garage Access
- Principal Bedroom Affords Extensive Fitted Wardrobes And A Large Luxury Ensuite With All Remaining Bedrooms Fitted With Wardrobes And Their Own Individual Ensuities
- Third Floor Designed As An Entertainment / Cinema / Games Room With Fully Integrated Bar / Projector / Screen And Speakers Plus Putting Green And Ensuite Facility
- 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**

9' 3" x 9' 8" (2.83m x 2.95m)

#### **ENTRANCE HALLWAY**

6' 6" x 22' 7" (1.99m x 6.88m)

#### **WC**

#### **LIVING ROOM**

13' 9" x 19' 5" (4.19m x 5.91m)

#### **STUDY**

10' 4" x 9' 3" (3.16m x 2.81m)

#### **KITCHEN/DINING & FAMILY ROOM**

31' 9" x 22' 9" (9.68m x 6.94m)

#### **UTILITY**

#### **BOOT ROOM**

#### **INTEGRAL GARAGE**

13' 1" x 18' 10" (3.99m x 5.75m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

16' 1" x 24' 9" (4.90m x 7.55m)

#### **ENSUITE**

11' 5" x 12' 8" (3.47m x 3.87m)

#### **BEDROOM TWO**

12' 8" x 13' 0" (3.87m x 3.97m)

#### **ENSUITE**

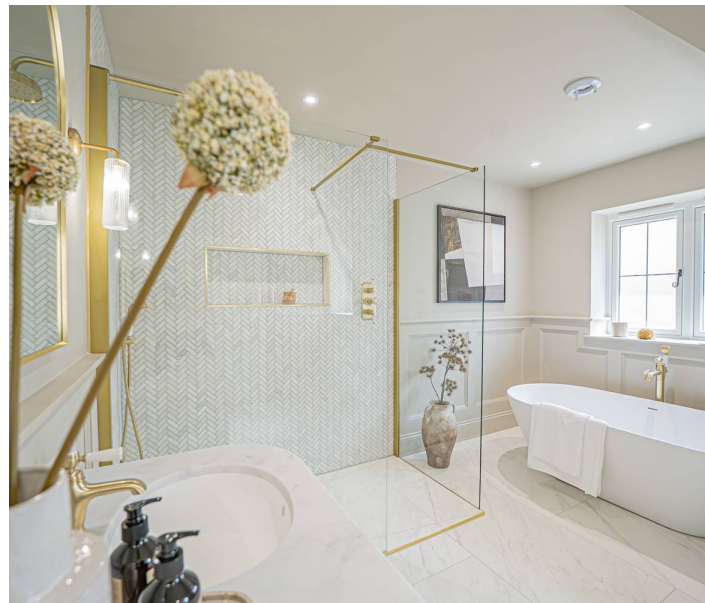
8' 10" x 6' 0" (2.68m x 1.83m)

#### **BEDROOM THREE**

13' 7" x 11' 11" (4.15m x 3.63m)

#### **ENSUITE**

8' 8" x 7' 11" (2.64m x 2.42m)



**BEDROOM FOUR**

11' 1" x 9' 7" (3.38m x 2.93m)

**ENSUITE**

5' 0" x 9' 2" (1.52m x 2.79m)

**BEDROOM FIVE**

10' 4" x 7' 7" (3.16m x 2.32m)

**ENSUITE**

6' 5" x 4' 8" (1.96m x 1.41m)

**SECOND FLOOR****CINEMA/GAMES ROOM**

23' 2" x 12' 5" (7.06m x 3.79m)

**BAR**

8' 1" x 23' 5" (2.46m x 7.14m)

**BATHROOM**

6' 5" x 14' 4" (1.96m x 4.37m)

**TOTAL SQUARE FOOTAGE**

409.0 sq.m (4400 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN WITH FULL WIDTH PATIO**



## **ITEMS INCLUDED IN THE SALE**

TBC

## **ADDITIONAL INFORMATION**

Services - 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.

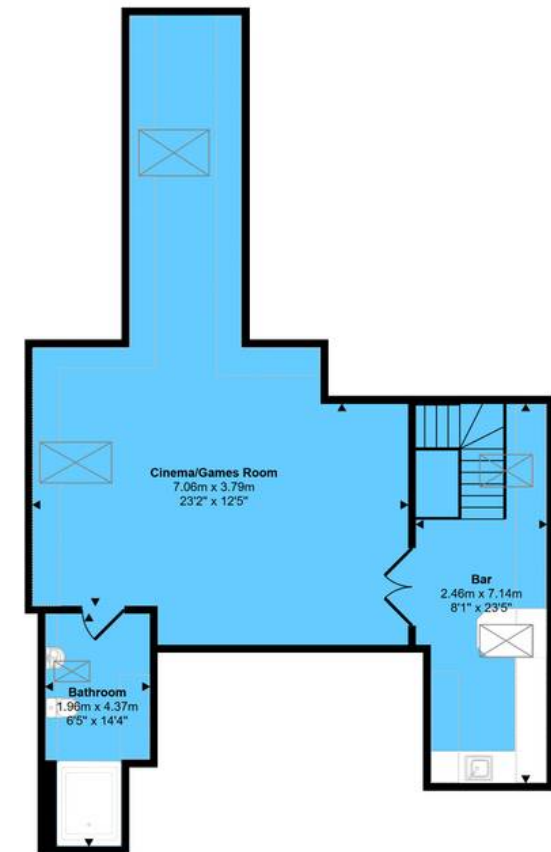
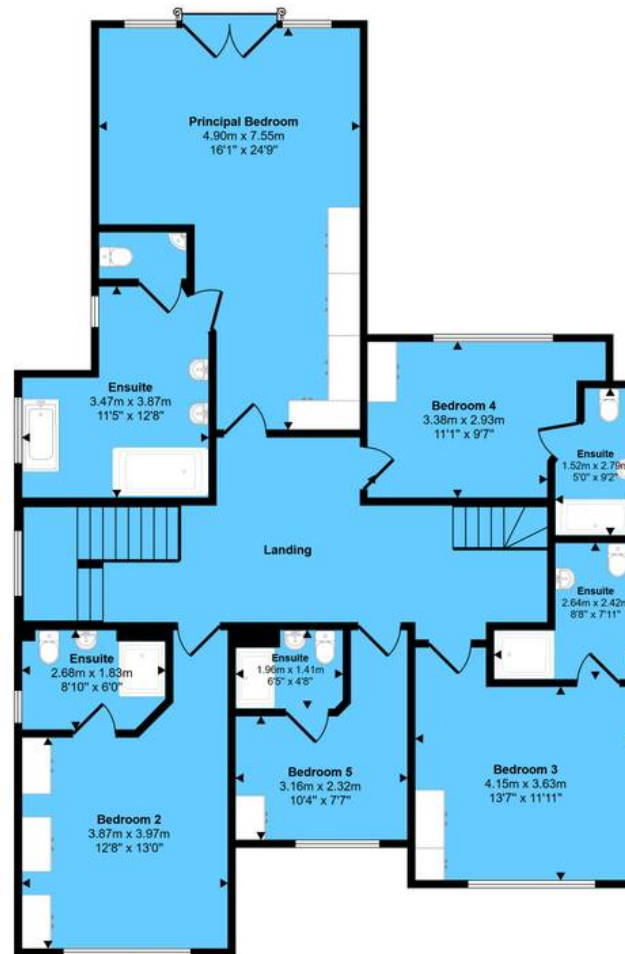
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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  
409 sq m / 4400 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.

# Xact Homes

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