



smarthomes

Beaconsfield Close

Dorridge, Solihull

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

Offers Over £775,000

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.