

# HUNTERS<sup>®</sup>

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## Ernsford Close

Dorridge, Solihull, B93 8QT

Offers Over £560,000



Council Tax: E



# 6 Ernsford Close

Dorridge, Solihull, B93 8QT

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## DESCRIPTION

### LOCATION

Dorridge Village has many amenities including a Sainsbury's store, a doctor's surgery and a railway station which is on the Chiltern line and provides commuter services between London Marylebone and Birmingham Snow Hill. Dorridge village park adjoins open green belt countryside yet Junction 4 of the M42 is within just two miles and leads to the Midlands motorway network, centres of commerce and culture. Knowle, the neighbouring village, is well known for its High Street and many period and character buildings, inns, restaurants, shops and historic church and Solihull town centre is within three miles and provides further and more comprehensive social shopping and recreational facilities.

Approached over a paved driveway providing ample parking for up to three cars.

### ON THE GROUND FLOOR

#### Hallway

Having radiator and doors leading to

#### Living Room/Diner (front)

18'11" x 14'11" (5.77m x 4.55m)

Having gas fire with wall mounted fireplace surround, two double glazed windows to front, window to side and radiator.

#### Fitted Kitchen (rear)

12'8" x 7'2" (3.86m x 2.18m)

Having wall and base units including sink unit, tiled splashbacks, built-in oven, hob with extractor above, space for fridge/freezer, space for dishwasher, wall mounted gas-fired central heating boiler, radiator, double glazed window to rear, door to side porch

entrance which has door to front and rear garden plus storage space.

#### Bedroom 1 (rear)

9'8" x 8'9" (2.95m x 2.67m)

Having double glazed window to rear, built-in wardrobes with sliding doors, radiator, door to En-Suite Shower Room.

#### En-Suite Shower Room

6'9" x 5'10" (2.06m x 1.78m)

Having shower cubicle with shower, pedestal wash basin and WC, double glazed window to rear, radiator and extractor.

#### Bedroom 2 (front)

10'11" x 7'8" (3.33m x 2.34m)

Having double glazed window to front and radiator.

#### Separate Shower Room off the Hallway

9'3" x 2'11" (2.82m x 0.89)

Having double glazed window to side, shower cubicle, pedestal wash basin and WC.

### OUTSIDE

#### Side Porch

Having double glazed doors to front and rear garden plus storage space.

#### Detached Single Garage

Having electric power and light plus personal door to side.

#### Enclosed and Secure Rear Garden

Having paved terrace providing ample seating, lawned area with inset corner decking area, access to garage and gated access to front. Also, garden shed.

### GENERAL INFORMATION

Tel: 01564 770707

## TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

## COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough Council and is Tax Band E.

## SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

## REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## FIXTURES & FITTINGS

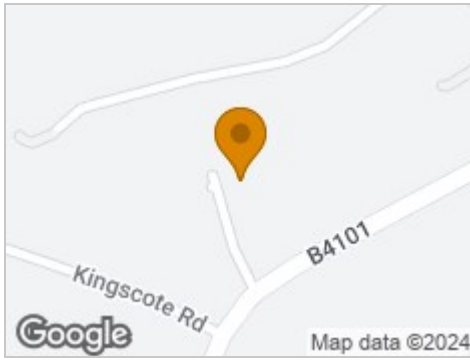
Only those items mentioned in these sales particulars will be included in the sale of the property.

## GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



## Road Map



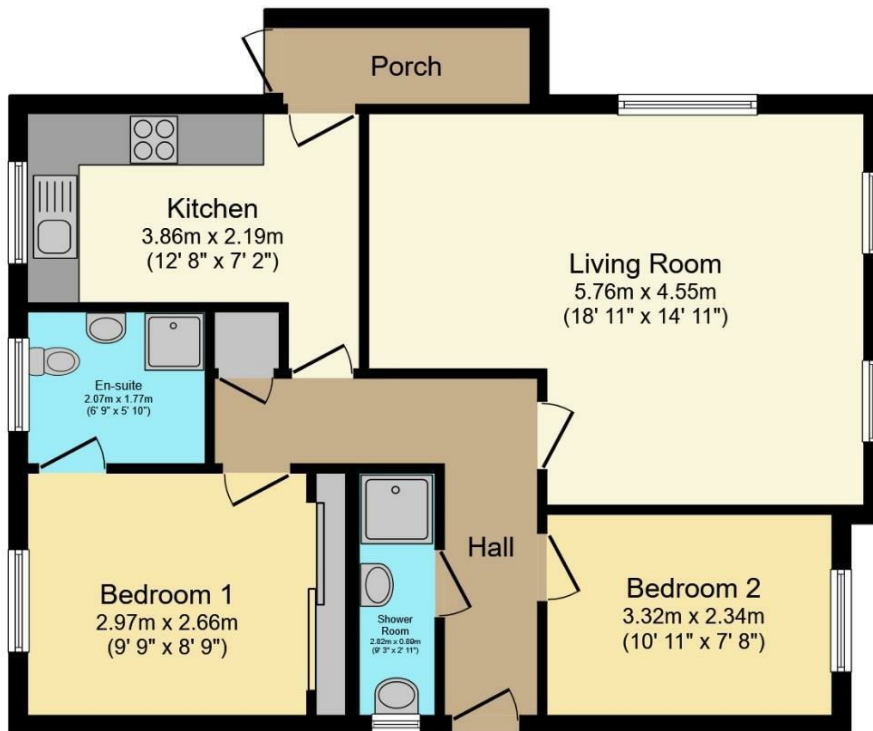
## Hybrid Map



## Terrain Map



## Floor Plan



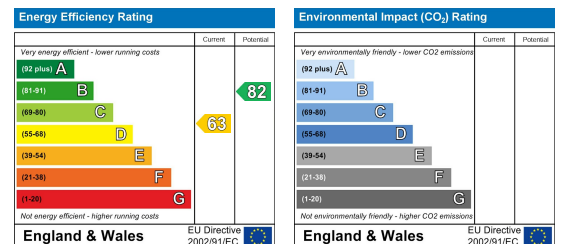
Total floor area 69.9 m<sup>2</sup> (753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.