



Ernsford Close, Dorridge

Guide Price £650,000





PROPERTY OVERVIEW

This immaculately presented four bedroom detached property resides within a quiet cul-de-sac of Dorridge and benefits from being located a short walk from Dorridge Park, Village and Station. This beautiful family home is located within the catchment area for all local schools including Arden Academy and truly requires internal inspection to be fully appreciated. The property briefly affords:- entrance hallway, guest cloakroom, three reception rooms including living room, study and conservatory, modern open plan kitchen diner, four bedrooms (master with en-suite), family bathroom, driveway and landscaped and private rear garden. To view this property please contact Xact Homes on 01564 777284.



- Quiet Cul-De-Sac
- Four Bedroom Detached
- Arden Academy Catchment Area
- Walking Distance To Dorridge Station
- Beautifully Presented
- Open Plan Kitchen/Diner



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: F

Tenure: Freehold



RECEPTION HALL

7' 0" x 17' 11" (2.14m x 5.46m)

WC

2' 11" x 3' 10" (0.90m x 1.18m)

STUDY

7' 7" x 11' 3" (2.32m x 3.42m)

STORAGE

7' 7" x 5' 7" (2.32m x 1.70m)

**LIVING ROOM**

17' 9" x 12' 8" (5.41m x 3.87m)

CONSERVATORY

9' 10" x 8' 10" (2.99m x 2.69m)

KITCHEN/DINER

9' 10" x 23' 2" (3.00m x 7.06m)

FIRST FLOOR**MASTER BEDROOM**

9' 7" x 16' 10" (2.93m x 5.14m)

ENSUITE

6' 0" x 5' 11" (1.84m x 1.81m)

BEDROOM TWO

9' 4" x 10' 8" (2.85m x 3.25m)

BEDROOM THREE

6' 6" x 10' 9" (1.98m x 3.27m)

BEDROOM FOUR

8' 2" x 9' 0" (2.50m x 2.75m)

BATHROOM

8' 4" x 6' 0" (2.55m x 1.84m)

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings and garden shed

ADDITIONAL INFORMATION

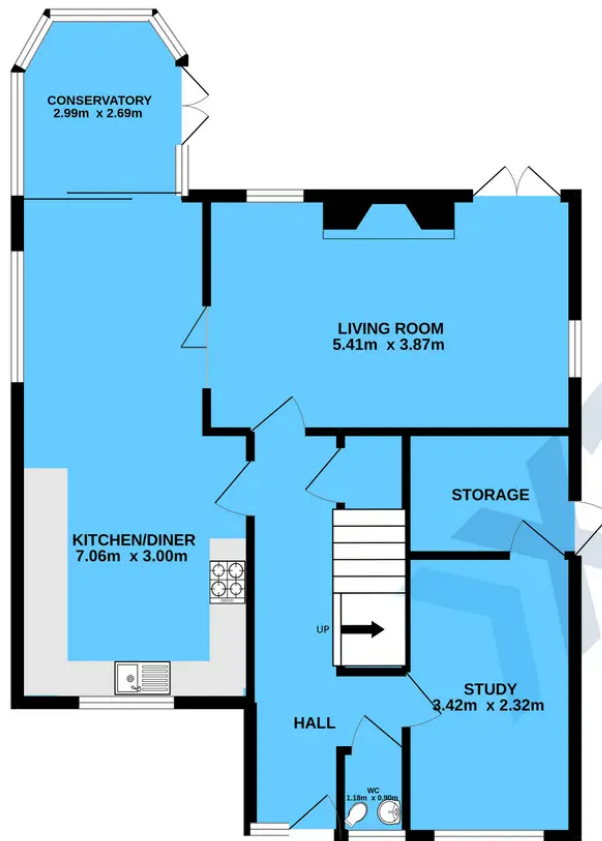
Broadband: Virgin

MONEY LAUNDERING REGULATIONS

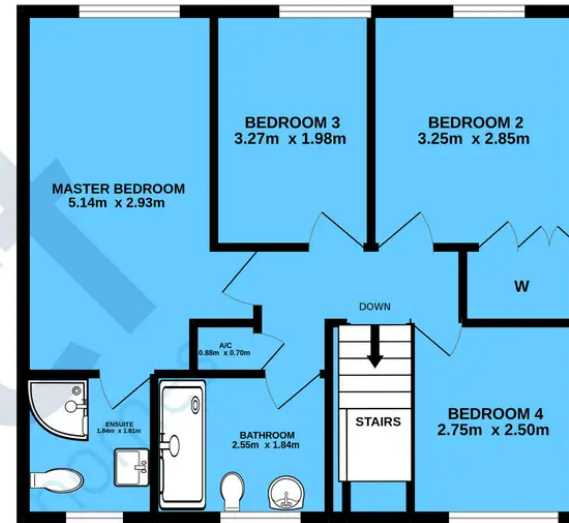
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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