



Ernsford Close, Dorridge

Guide Price £525,000





PROPERTY OVERVIEW

Nestled in a desirable and central location, this detached 2-bedroom bungalow offers a unique blend of modern living and convenience. Situated within walking distance to the charming Dorridge Village and its railway station, this property presents an ideal opportunity for those seeking a comfortable and well-connected lifestyle. Upon entering the bungalow, you are greeted with a sense of space and light. The property boasts two generously sized bedrooms, of which the principal bedroom features fitted wardrobes for ample storage space and a luxury en-suite, ensuring privacy and comfort. The property benefits from a modern fitted kitchen and shower room off the main hallway which leads to the private garden. In summary, this 2-bedroom bungalow represents a rare opportunity to enjoy the comforts of modern living in a central and highly sought-after location. With its convenient proximity to Dorridge Village and its amenities, as well as the railway station for easy access to nearby destinations, this property is sure to appeal to discerning buyers looking for a well-appointed home in a prime setting. Don't miss the chance to make this bungalow your own and experience the epitome of contemporary living.



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: E

Tenure: Freehold

- Two Bedroom Detached Bungalow
- Walking Distance To Dorridge Village & Station
- En-Suite Bathroom
- Private Garden
- Fitted Wardrobes
- Modern Shower Room
- Modern Kitchen
- Central Location



**HALLWAY**

12' 6" x 10' 10" (3.81m x 3.30m)

LIVING ROOM

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

KITCHEN

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

PORCH

6' 10" x 2' 10" (2.08m x 0.86m)

PRINCIPAL BEDROOM

9' 9" x 8' 9" (2.97m x 2.67m)

ENSUITE

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

BEDROOM TWO

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

SHOWER ROOM

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

TOTAL SQUARE FOOTAGE

69.9 sq.m (752 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE**

ON DRIVE PARKING FOR TWO VEHICLES

PRIVATE GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, blinds and light fittings, garden shed and fitted wardrobes in one bedroom.

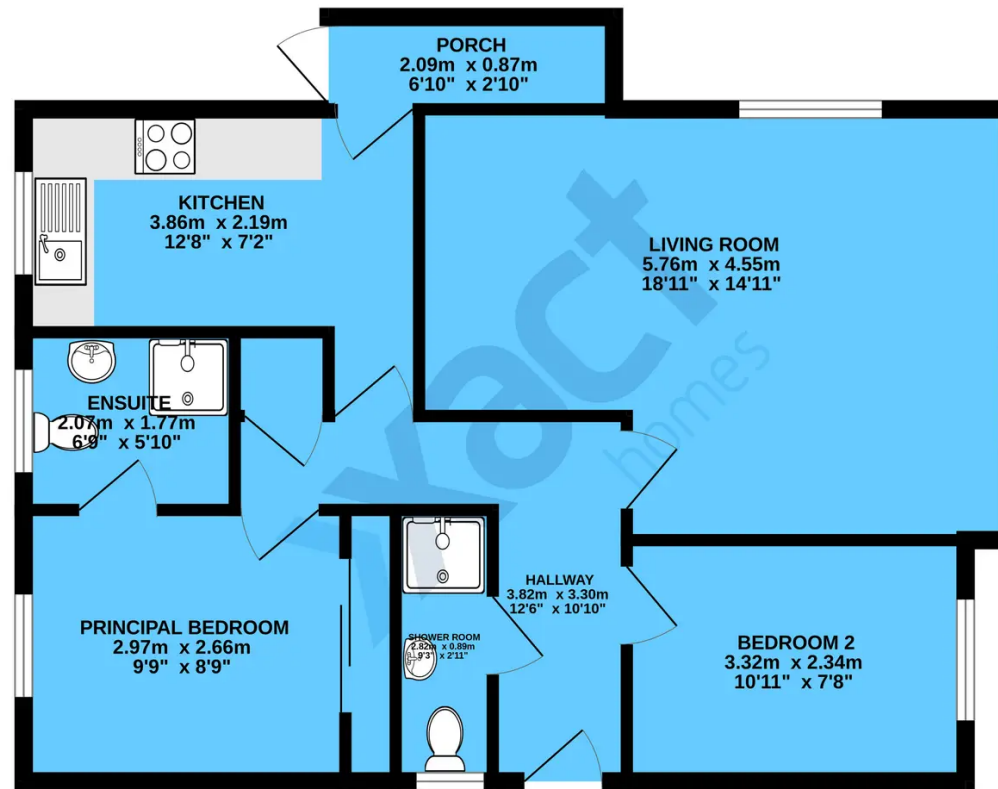
ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Loft space - boarded with ladder and lighting.

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
69.9 sq.m. (752 sq.ft.) approx.



TOTAL FLOOR AREA : 69.9 sq.m. (752 sq.ft.) approx.

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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