



## Ernsford Close, Dorridge

Guide Price £650,000







## PROPERTY OVERVIEW

An exceptional opportunity presents itself with this stunning three double bedroom traditional semi-detached property, ideally situated in a sought-after location within walking distance to Dorridge Park, the train station, and all local schools. Immaculate throughout, this residence boasts a south-facing rear garden and is nestled serenely behind a driveway in a tranquil cul-de-sac, offering privacy and quietude.

Upon entering, one is greeted by an inviting entrance porch and hallway, leading to the ground floor accommodation which comprises a through living/dining room, an open plan modern kitchen complete with a breakfast bar, and a superb family room. The seamless flow between these spaces allows for effortless living and entertaining.

Ascending to the first floor, one discovers three generously proportioned double bedrooms, each exuding comfort and style. The principal bedroom features a luxurious ensuite shower room and fitted wardrobes, providing ample storage. The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring convenience for all inhabitants.







Externally, a meticulously landscaped south-facing rear garden awaits, offering a peaceful retreat where one can unwind and enjoy the outdoors in the utmost privacy. The addition of a garage/store ensures ample space for further storage needs.

In conclusion, this property is a testament to elegant living, combining modern amenities with classic charm. Viewing is essential to fully appreciate the size, location, and specification of this beautiful character property. Don't miss the opportunity to make this exquisite residence your own and experience the lifestyle it affords.

#### 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





- Stunning Three Double Bedroom Traditional Semi Detached Property
- Located Within Walking Distance To Dorridge Park, Station And All Local Schools
- Absolutely Immaculate Throughout And Benefiting From A South Facing Rear Garden
- Set Behind A Driveway In A Quiet Cul-De-Sac With Garage / Store
- Entrance Porch And Hallway With Ground Floor Accommodation Consisting Of Through Living / Dining Room, Open Plan Modern Kitchen With Breakfast Bar and Family Room
- Three Double Bedrooms To First Floor, Principal Bedroom With Luxury Ensuite And Fitted Wardrobes, Remaining Bedrooms Serviced Via Family Bathroom
- South Facing Landscaped Rear Garden
- Viewing Essential To Fully Appreciate The Size, Location And Specification Of This Beautiful Character Property





## **ENTRANCE PORCH**

## **ENTRANCE HALLWAY**

## **LIVING/DINING ROOM**

21' 6" x 13' 11" (6.55m x 4.25m)

## **KITCHEN**

15' 7" x 8' 10" (4.75m x 2.70m)

## **FAMILY ROOM**

9' 8" x 8' 8" (2.95m x 2.65m)

## **STORE**

8' 8" x 6' 1" (2.65m x 1.85m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

17' 5" x 8' 8" (5.30m x 2.65m)

## **ENSUITE**

8' 8" x 3' 7" (2.65m x 1.10m)

## **BEDROOM TWO**

15' 1" x 11' 0" (4.60m x 3.35m)

## **BEDROOM THREE**

10' 8" x 9' 0" (3.25m x 2.75m)

## **BATHROOM**

8' 10" x 7' 3" (2.70m x 2.20m)

## **TOTAL SQUARE FOOTAGE**

117.0 sq.m (1259 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **DRIVEWAY PARKING**

## **LANDSCAPED SOUTH FACING GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobe in one bedroom, underfloor heating, garden shed, CCTV and a 2024 electric car charging point.

#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.  
Broadband – FTTP (fibre to the premises).

#### **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.

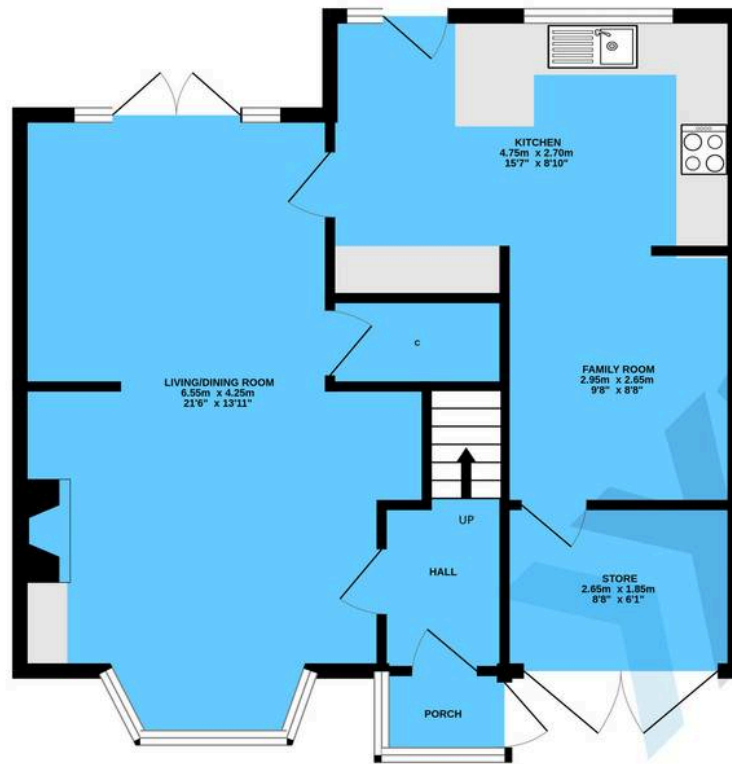
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

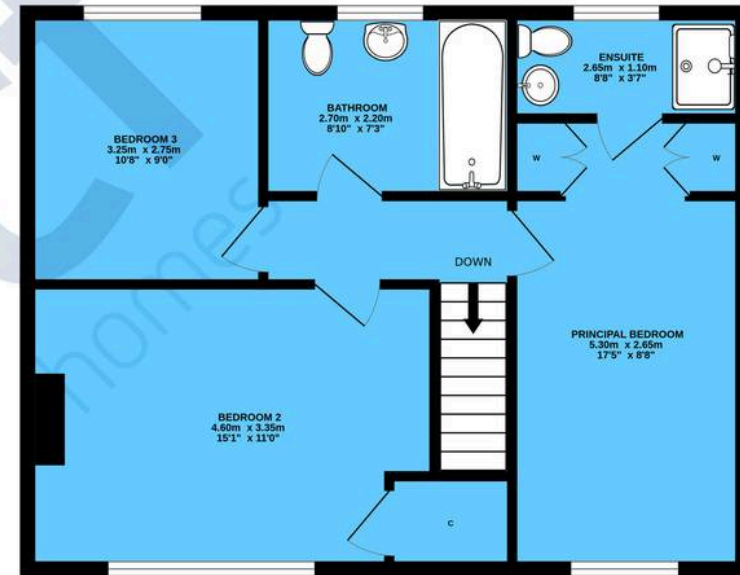




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 117.0 sq.m. (1259 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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