



4 ERNSFORD CLOSE, DORRIDGE, B93 8QT
ASKING PRICE OF £524,950



- »X Four Bedroom Detached
- »X Close To Dorridge Station
- »X Living Room & Conservatory

- »X Open Plan Kitchen Diner
- »X Master With En-Suite
- »X Landscaped Rear Garden

- »X Family Bathroom
- »X Study
- »X EPC Rating D

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. The property has been updated by its present owners and briefly affords:- entrance hallway, guest cloakroom, three reception rooms including living room, study and conservatory, large open plan kitchen diner, four bedrooms (master with en-suite), family bathroom, driveway and landscaped and private rear garden.

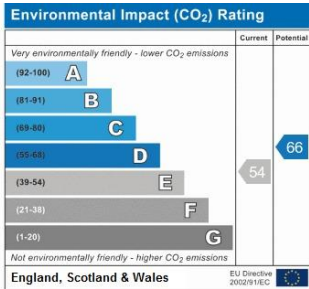
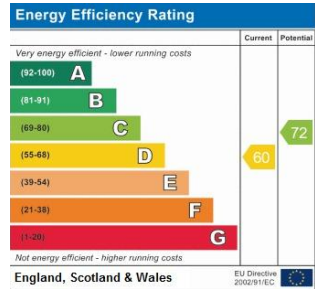
PROPERTY LOCATION

Situated in a sought after road of Dorridge, the property is conveniently located for all local amenities (including the newly built Sainsbury's supermarket) and is situated a short distance from Dorridge Station which provides main line links in to Birmingham Snow Hill and London Marylebone. In addition, the property is located some three miles in distance from Junction 4 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M42 / M40. The excellent shopping facilities of Solihull are also located close by (approx four miles) containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Secondary School which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

COUNCIL TAX	Band F
TENURE	Freehold
SERVICES	Mains gas, electricity and water
BROADBAND	Sky
LOFT SPACE	Partially boarded
GARDEN	Easterly facing

ITEMS INCLUDED IN THE SALE

AEG oven, hob, microwave & oven, Caple extractor, Hotpoint fridge and freezer, Bosch dishwasher.



PORCH

5' 0" x 2' 1" (1.53m x 0.65m)

HALL

15' 4" x 7' 3" (4.69m x 2.21m)

LIVING ROOM

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

KITCHEN /DINING ROOM

23' 1" x 9' 10" (7.06m x 3.00m max)

CONSERVATORY

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

STUDY

11' 2" x 7' 7" (3.42m x 2.32m)

WC

4' 0" x 2' 10" (1.23m x 0.88m)

STORAGE ROOM

7' 9" x 5' 0" (2.37m x 1.53m)

FIRST FLOOR LANDING

MASTER BEDROOM

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

EN-SUITE

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)

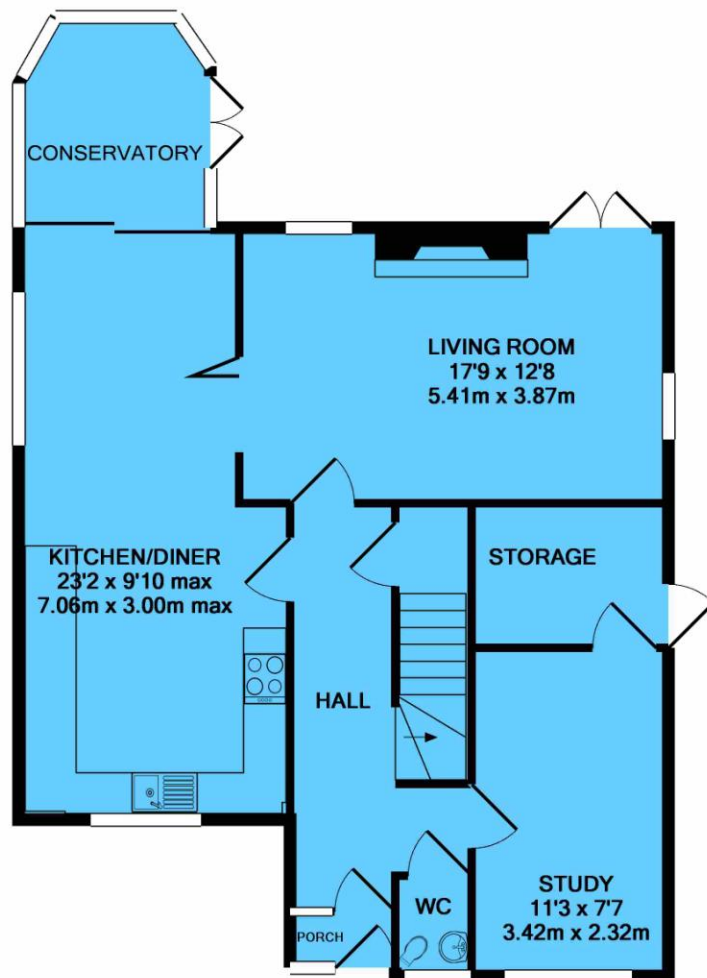
BATHROOM

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

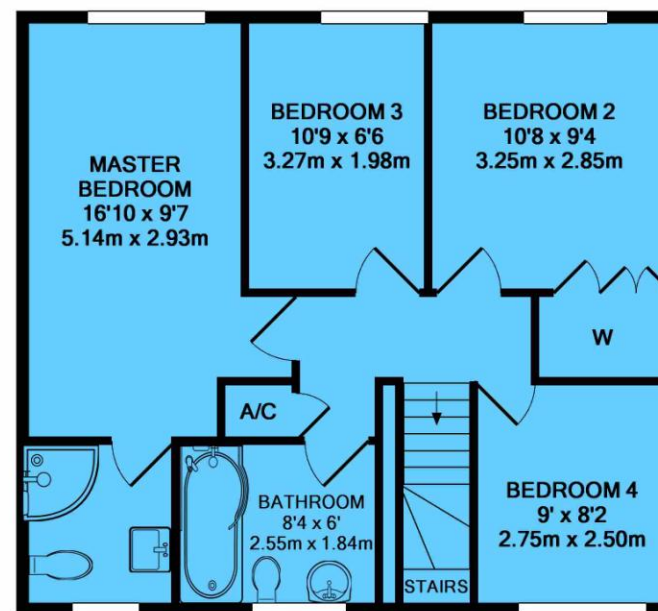
LANDSCAPED REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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