



## Ernsford Close, Dorridge

Guide Price £600,000





## PROPERTY OVERVIEW

This impressive two / three bedroom detached bungalow is offered to the market with no upward chain and occupies a desirable corner plot within a peaceful cul-de-sac in the sought-after area of Dorridge. Ideally positioned within walking distance to Dorridge Park and a comprehensive range of local amenities, the property boasts extremely versatile accommodation that will appeal to a variety of buyers.

Upon arrival, the bungalow is set back behind a spacious driveway that provides ample parking and access to the garage. The welcoming entrance hallway leads to a generously proportioned open plan kitchen and family room, which is perfect for modern living and entertaining. There is a separate living room and a dedicated dining room, providing additional flexibility for those seeking a third bedroom or a home office. The garden room, accessed off the dining room, offers further space for relaxation or hobbies.

The accommodation features two double bedrooms, one of which benefits from a large ensuite facility, while a further well-appointed shower room serves the remainder of the property.

A utility room is conveniently located off the kitchen and leads directly into the garage, offering practical storage and laundry solutions.





The bungalow enjoys a south-facing aspect, with the rear garden extending to the side of the property, ensuring an abundance of natural light throughout the living spaces.

This substantial bungalow represents a rare opportunity to acquire a spacious and adaptable home within a quiet and established location in Dorridge, making it an ideal choice for those seeking single-level living with the benefit of a flexible layout and close proximity to all local conveniences. Early viewing is highly recommended to appreciate the size, versatility and potential this exceptional home has to offer.

#### 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





- Benefitting From No Upward Chain
- Two / Three Bedroom Detached Bungalow Situated In A Quiet Cul-De-Sac
- Walking Distance To Dorridge Park And All Local Amenities
- Offering Extremely Versatile Accommodation
- Set Behind A Driveway Providing Ample Parking
- Accommodation Includes An Open Plan Kitchen / Family Room, Separate Living Room And Dining Room / Bedroom Three Plus Garden Room
- Two Double Bedrooms, One With Large Ensuite Facility Plus A Further Shower Room
- Utility Off Kitchen Leading Into Garage
- Situated On A Corner Plot With A South Facing Rear Garden Extending To The Side Of The Property
- Rare Opportunity To Acquire A Substantial Bungalow Set Within A Quiet Location In Dorridge



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**KITCHEN**

15' 5" x 9' 0" (4.71m x 2.74m)

**FAMILY ROOM**

11' 2" x 10' 9" (3.40m x 3.27m)

**UTILITY ROOM**

8' 9" x 7' 0" (2.67m x 2.14m)

**INTEGRAL GARAGE**

18' 11" x 7' 10" (5.77m x 2.38m)

**LIVING ROOM**

15' 2" x 11' 5" (4.63m x 3.49m)

**GARDEN ROOM**

11' 9" x 9' 1" (3.57m x 2.77m)

**PRINCIPAL BEDROOM**

11' 7" x 9' 8" (3.52m x 2.95m)

**ENSUITE**

10' 0" x 6' 11" (3.05m x 2.10m)

**BEDROOM TWO**

11' 4" x 11' 2" (3.45m x 3.41m)

**DINING ROOM / BEDROOM THREE**

11' 4" x 9' 9" (3.46m x 2.97m)

**SHOWER ROOM**

7' 4" x 7' 0" (2.23m x 2.14m)

**TOTAL SQUARE FOOTAGE**

133.0 sq.m (1434 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING**

**SOUTH FACING GARDEN**



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

Indesit integrated oven, Neff integrated hob, Neff extractor, Zanussi dishwasher, all carpets, all curtains, all light fittings, fitted wardrobes in one bedroom, garden shed and greenhouse.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), 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.



Approx Gross Internal Area  
133 sq m / 1434 sq ft



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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