



## Weston Close, Dorridge

In Excess of £600,000





## PROPERTY OVERVIEW

This impressive four bedroom link detached house is situated in the heart of Dorridge village, offering an exceptional opportunity for families seeking a spacious home within a highly desirable location. The property is set behind a landscaped front garden and a tarmac driveway, which provides ample off-road parking and leads to a full size single garage (ideal for secure storage or parking).

Upon entering the house, you are welcomed by a generous entrance hallway that provides access to the main living spaces. The large lounge / diner is positioned at the front of the property, offering a bright and versatile area for both relaxation and entertaining.

To the rear, the well-proportioned breakfast kitchen is complemented by a practical utility room, perfect for laundry and additional storage needs.

Upstairs, the first floor comprises four comfortable bedrooms, each offering ample space for family members or guests, and all served by a family bathroom and separate shower cubicle.

The property is located within walking distance of Dorridge Station, providing convenient rail links for commuters, and enjoys close proximity to the excellent range of amenities that Dorridge village has to offer, including shops, cafes, and restaurants.



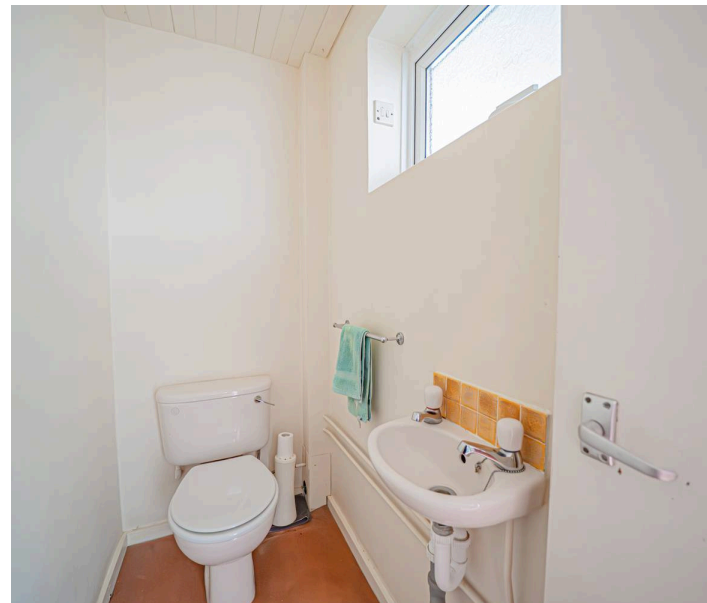


Families will appreciate the property's position within the prestigious Arden Academy catchment area, ensuring access to highly regarded local schooling.

A particular feature for families and outdoor enthusiasts is the direct footpath access from the property to Dorridge Park, allowing residents to reach the park safely and conveniently without having to cross any main roads.

This home is offered to the market with the benefit of no upward chain, making it an attractive proposition for buyers looking to move swiftly.

With its generous proportions, practical layout, and prime village location, this link detached house presents a rare opportunity to secure a long-term family home in one of the area's most sought-after settings. Early viewing is highly recommended to fully appreciate the quality and potential that this property offers.





## 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





- Four Bedroom Link Detached House Located Within The Heart Of Dorridge Village
- Set Behind A Landscaped Front Garden & Tarmac Driveway Which Is Supported By A Full Size Single Garage
- The Property Is Accessed Via The Entrance Hallway & Includes A Large Lounge / Diner To The Front Of The Property
- To The Rear Of The Property Is A Well-Proportioned Breakfast Kitchen Which Is Supported By A Utility Room
- Located On The First Floor Are Four Bedrooms Which Are All Serviced By The Family Bathroom & A Separate Shower Cubicle
- To The Rear Of The Property Is A Well-Established Westerly Facing Garden
- The Property Benefits From Direct Footpath Access To Dorridge Park, Without Having To Cross Any Main Roads
- Located In The Heart Of Dorridge Village, Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area
- Offered To The Market With The Benefit Of No Upward Chain



## **ENTRANCE HALLWAY**

## **WC**

## **LOUNGE / DINER**

20' 3" x 15' 0" (6.16m x 4.57m)

## **BREAKFAST KITCHEN**

13' 9" x 10' 6" (4.18m x 3.20m)

## **UTILITY ROOM**

7' 10" x 7' 1" (2.40m x 2.17m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

13' 7" x 10' 5" (4.14m x 3.17m)

## **BEDROOM TWO**

12' 4" x 9' 5" (3.76m x 2.87m)

## **BEDROOM THREE**

10' 4" x 8' 2" (3.15m x 2.50m)

## **BEDROOM FOUR**

9' 2" x 7' 2" (2.80m x 2.19m)

## **BATHROOM**

9' 3" x 5' 9" (2.81m x 1.74m)

## **SEPARATE SHOWER CUBICLE**

## **TOTAL SQUARE FOOTAGE**

135.9 sq.m (1463 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **GARAGE**

19' 11" x 9' 1" (6.06m x 2.76m)

## **DRIVEWAY PARKING**

## **WESTERLY FACING GARDEN**



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

Integrated oven, integrated hob, extractor, all carpets, some curtains, all light fittings and fitted wardrobes in three bedrooms.

#### **ADDITIONAL INFORMATION**

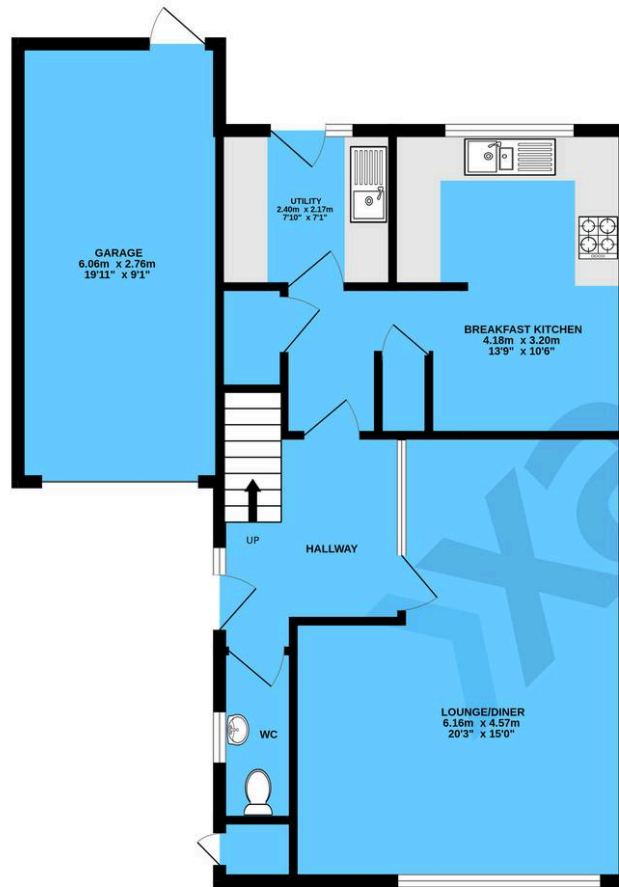
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

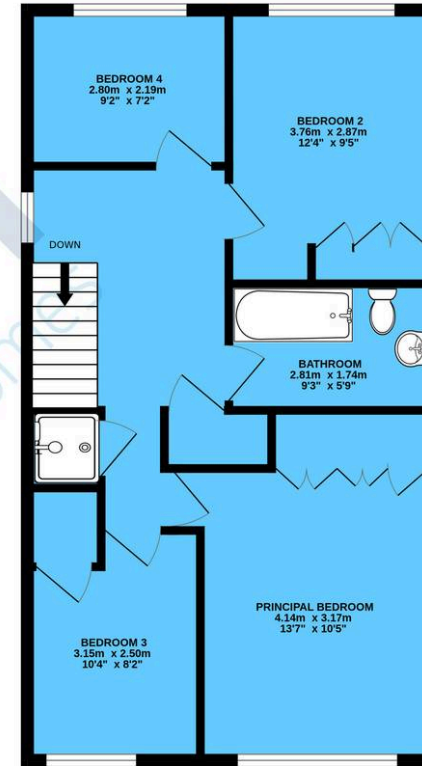
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 135.9 sq.m. (1463 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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