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YOUR PREMIUM AGENT

**31 WESTFIELD CLOSE
DORRIDGE
B93 8DY**

A beautifully presented four bedroom detached family home, thoughtfully extended and updated to create a stylish and practical living space. Positioned within a popular Dorridge location, the property offers excellent family accommodation with generous reception rooms, a superb open plan kitchen diner and a private south east facing garden.

31 WESTFIELD CLOSE

Designed with modern family living in mind, this exceptional four-bedroom detached home offers a rare opportunity to enjoy stylish, flexible accommodation within one of Dorridge's most desirable residential settings. Thoughtfully extended and beautifully updated by the current owners, the property combines contemporary interiors with practical spaces designed for everyday life — from relaxed family evenings in the impressive open-plan kitchen diner to entertaining guests with ease in the light-filled living spaces that flow seamlessly towards the garden.





Approached via a welcoming entrance porch, the property opens into a spacious and beautifully presented hallway which creates a sense of space and quality, featuring contemporary oak doors, stylish flooring and a modern glass balustrade staircase. The accommodation flows naturally from the entrance, providing versatile living spaces suited to modern family life. To the front of the property is a well-proportioned reception room, which is currently utilised as a gaming room.

This versatile space would make an ideal sitting room, snug or a playroom for young children. The rear of the home has been thoughtfully extended to create an impressive living environment, with the spacious lounge benefiting from excellent natural light through the wide sliding doors overlooking the garden. A feature fireplace with stone surround and log burner provides a central focal point, creating a warm and inviting space for relaxing and entertaining.





The heart of the home is the outstanding open plan kitchen diner, designed with family living in mind. The modern fitted kitchen features sleek cabinetry, integrated appliances, a large central island with breakfast seating and generous workspace. Multiple rooflights and garden-facing windows flood the room with natural light, while the sliding doors create a seamless connection between the indoors and outside.

A dedicated dining area provides the perfect setting for family meals and entertaining, with views across the garden. Further practical benefits include a separate utility room and access through to the integral garage. The ground floor is completed by a guest w/c and a useful home office with fitted desk and storage, providing an ideal workspace for home working or study.







The first floor offers four well-proportioned bedrooms, all served by a stylish family bathroom and a bright landing area featuring a contemporary glass balustrade and oak detailing. The principal bedroom is a generous and calming space, complete with fitted wardrobes providing excellent storage, stylish feature wallpaper and a large window with fitted shutters allowing natural light to fill the room. The room further benefits from a private en-suite shower room.

The second bedroom is a spacious double bedroom with fitted wardrobes and built-in storage beneath the windows, creating a practical yet comfortable guest or family room.

The third bedroom is also a well sized double bedroom with fitted wardrobes, while the fourth bedroom provides a versatile single room with fitted wardrobes, ideal for a child's room. The family bathroom has been finished to a high standard with contemporary tiled walls and flooring, a modern vanity unit, bath and separate shower enclosure, providing a practical and stylish space for the household.









The rear garden is a particularly attractive feature of the property, enjoying a desirable south east facing aspect and a private enclosed setting.

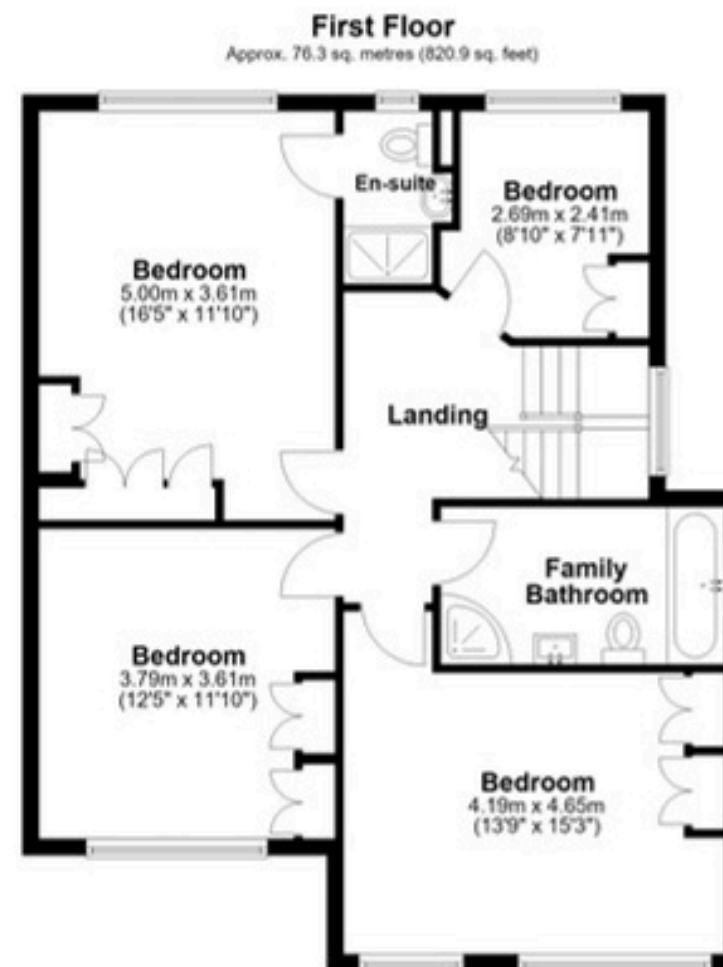
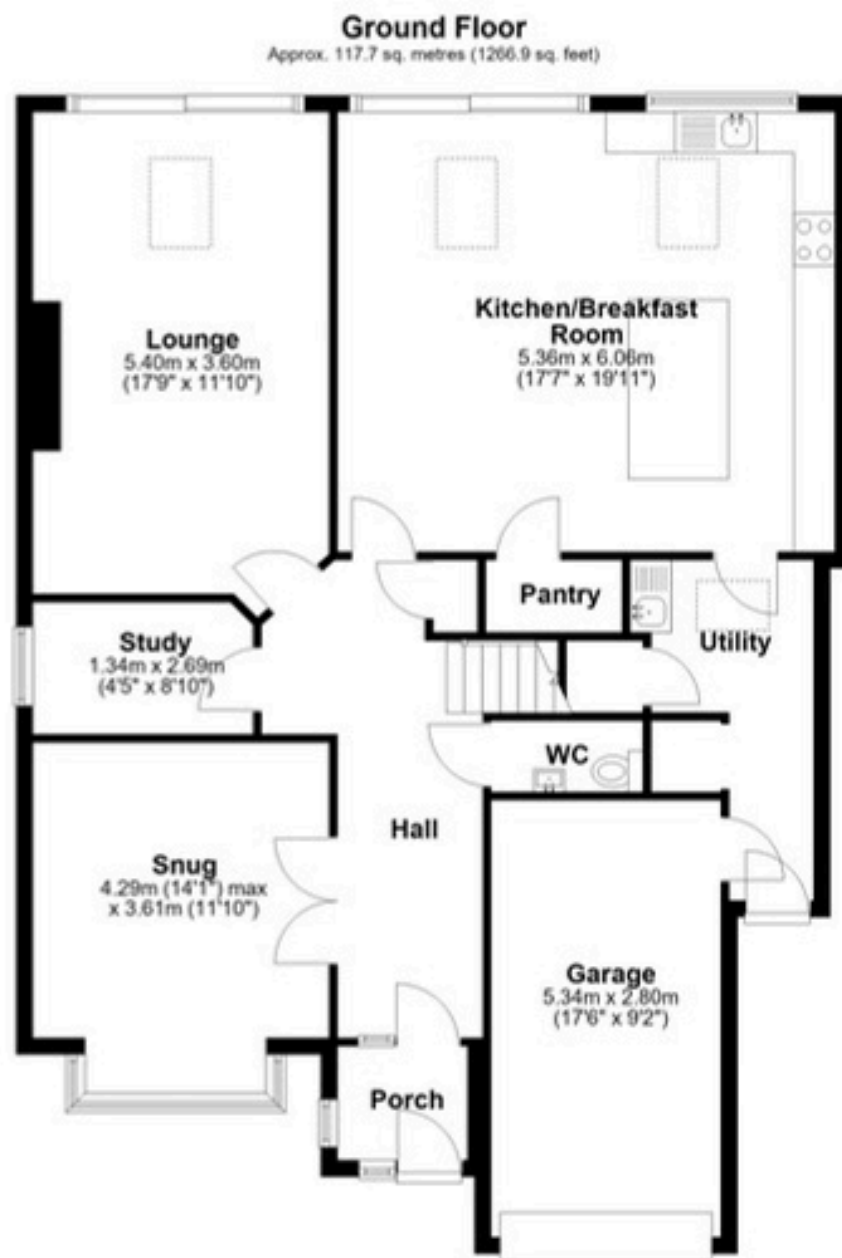
The garden has been carefully landscaped to provide a balance of lawn, established planting and seating areas, creating a peaceful outdoor space for all seasons. Immediately adjoining the property is a generous paved patio area, ideal for outdoor dining and entertaining during warmer months. Beyond this, the garden opens onto a well-maintained lawn with mature borders and a pergola seating area providing a dedicated place to relax and enjoy the surroundings.

To the front, the property benefits from a generous block paved driveway providing ample parking, along with an integral garage.



re	Energy rating	Current	Potential
+	A		
91	B		
80	C	72 C	78 C
68	D		
54	E		
38	F		
0	G		

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Total area: approx. 194.0 sq. metres (2087.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

FEATURES

- Extended Four Bedroom Detached Family Home
- Large Open Plan Kitchen Diner & Separate Utility Room
- Two Reception Rooms
- Dedicated Home Office
- Principal Bedroom with En-Suite
- All Bedrooms with Fitted Wardrobes
- Modern Family Bathroom
- South East Facing Garden & Integral Garage
- Quiet Cul-De-Sac Location
- Walking Distance to Dorridge Station & Amenities

SIZE Total - 2,087 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL - F

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Superfast	295 Mbps	47 Mbps
Ultrafast	5500 Mbps	5500 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: EE - 84%, Vodafone - 81%, Three - 86%
O2 - 87%

PARKING

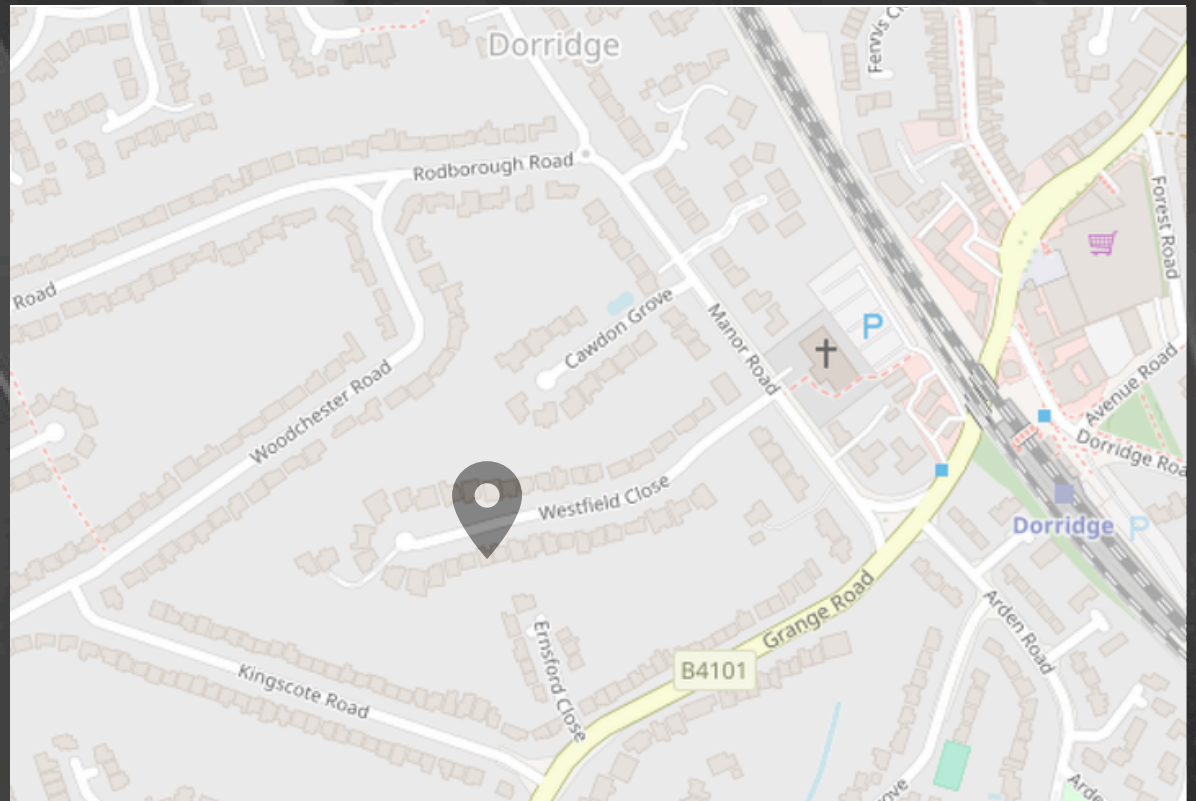
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Dorridge is one of Solihull's most desirable residential areas, offering a village atmosphere with excellent amenities, highly regarded schools and superb transport links. The property is conveniently located for the village centre, with shops, cafés, restaurants and Dorridge railway station providing direct links to Birmingham and London. The area is surrounded by beautiful countryside, popular walking routes and open spaces, while nearby Knowle and Bentley Heath offer further amenities. Excellent road links provide easy access to Solihull, Warwick and Birmingham.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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