



Ettington Close, Dorridge

In Excess of £625,000





PROPERTY OVERVIEW

We are delighted to present this stunning detached property, quietly nestled within the sought-after cul-de-sac of Dorridge and boasting a prime location near the amenities of the area. This beautiful home comes to market with the additional benefit of no upward chain, offering a smooth and hassle-free transition for potential buyers. Upon arrival, the property greets you with a tarmac driveway, leading to a double garage, ensuring ample parking space for residents and visitors alike. The property has undergone a thoughtful internal remodel and extension at the rear, enhancing its appeal and functionality. Originally constructed as a four-bedroom dwelling, this property has been tastefully reconfigured into a three-bedroom haven, featuring two luxurious bathrooms. Stepping inside through the entrance porch and entrance hallway, you are welcomed into a large and extended open-plan living and dining room, flooded with natural light via Velux Sky Lights, full height window to the side and two sets of French doors leading to the rear. The charming breakfast kitchen is located to the front elevation and adds to the charm of this home. The entrance hallway provides two useful storage cloak cupboards plus a wc.





The generous principal bedroom is a retreat in itself, boasting a luxurious en-suite, while two further bedrooms are complemented by an updated family bathroom, ensuring comfort and convenience for all residents. Situated on a corner plot, the property boasts a large rear garden that wraps around the property, creating a serene outdoor space with raised decked seating area to enjoy the fresh air and relax. Conveniently located within walking distance to Dorridge Station and Park, residents can easily access transport links and recreational areas, adding to the appeal of this property. The area's amenities, including shops, restaurants, and schools, are all within reach, making daily living effortless and enjoyable. In summary, this property offers a rare opportunity to acquire a well-appointed home in a prime location, tailor-made for modern living. With its blend of stylish interiors, convenient location, and inviting outdoor space, this residence is sure to captivate discerning buyers seeking a place to call home. Arrange a viewing today to experience the charm and elegance of this delightful property.





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



- No Upward Chain
- Stunning Detached Property Set Within Quiet Cul-De-Sac Of Dorridge
- Set Behind Tarmacadam Driveway With Double Garage
- Internally Remodelled And Extended To Rear
- Originally Four Bedrooms But Remodelled Into Three Bedroom With Two Luxury Bathrooms
- Set On Corner Plot With Large Rear Garden Wrapping Around Property
- Large And Extended Open Plan Living / Dining Room With Two Set Of French Doors To Rear
- Large Principal Bedroom With Luxury En-suite Plus Two Further Bedrooms With Updated Family Bathroom
- Walking Distance To Dorridge Station And Park
- Large Landscaped Rear Garden

PORCH

8' 2" x 4' 5" (2.49m x 1.35m)

ENTRANCE HALLWAY

13' 11" x 13' 5" (4.24m x 4.09m)

WC

5' 11" x 3' 3" (1.80m x 0.99m)

LIVING/DINING ROOM

21' 8" x 19' 0" (6.60m x 5.79m)

BREAKFAST KITCHEN

13' 11" x 8' 2" (4.24m x 2.49m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 1" x 11' 2" (4.90m x 3.40m)

ENSUITE

8' 8" x 5' 7" (2.64m x 1.70m)

BEDROOM TWO

13' 1" x 8' 10" (3.99m x 2.69m)

**BEDROOM THREE**

8' 6" x 7' 10" (2.59m x 2.39m)

BATHROOM

8' 8" x 5' 7" (2.64m x 1.70m)

TOTAL SQUARE FOOTAGE

112 sq.m (1206 sq.ft) approx.

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

17' 9" x 16' 3" (5.41m x 4.95m)

WRAP AROUND GARDEN**ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, extractor, dishwasher, all carpets, blinds and light fittings, garden shed and electric garage door.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - fibre optic. Loft space - with ladder and lighting.



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.

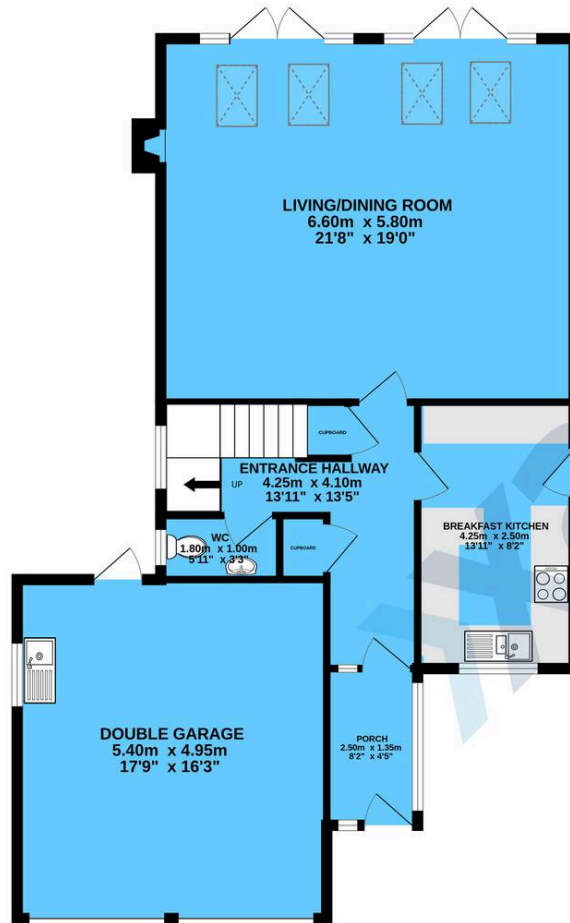
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

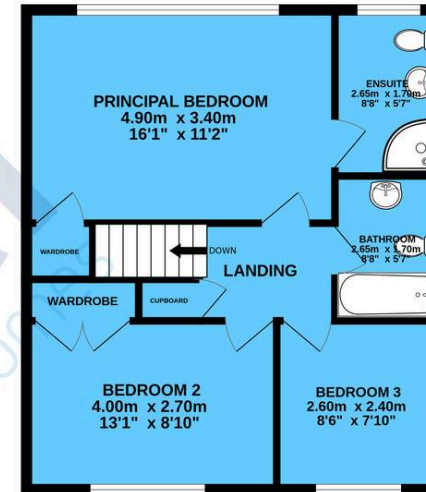
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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 : 112.0 sq.m. (1206 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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