



## Edstone Close, Dorridge

Guide Price £575,000







## PROPERTY OVERVIEW

Located in the highly sought-after Edstone Close Green, this extended three-bedroom detached house offers a wealth of living space with the added potential for further expansion.

Approaching the property, you are greeted by a block paved driveway providing ample parking, complemented by a single garage for additional convenience.

The entrance is through a well-proportioned hallway, guiding you to the extended lounge diner and separate breakfast kitchen, both of which offer plenty of natural light and space for entertaining.

The ground floor also features a utility room with front access and a convenient guest WC. Upstairs, the property comprises three generously-sized bedrooms, all serviced by the family bathroom. Each room boasts a comfortable atmosphere, ideal for relaxation and privacy.

To the rear of the property, a landscaped south easterly facing garden provides a tranquil outdoor retreat, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. Enjoy the peace and serenity of this private oasis, offering a seamless indoor-outdoor living experience.







Offered to the market with the added benefit of no upward chain, this property presents a rare opportunity for those looking to move without delay. Situated within the prestigious Arden Academy catchment area, this residence offers access to acclaimed educational facilities, underlining the desirability of its location.

In summary, this extended three-bedroom detached house presents a unique opportunity for those seeking a spacious family home with further potential. Boasting a convenient location, ample parking, and a generously-sized garden, this property is ready to accommodate the needs and aspirations of its discerning new owners. Viewing is highly recommended to fully appreciate the charm and character of this exceptional residence.

- Extended Three Bedroom Detached House With Further Potential Overlooking Edstone Close Green
- Set Behind A Block Paved Driveway Providing Ample Parking Which Is Supported By A Single Garage
- The Property Is Accessed Via A Well Proportioned Hallway, Leading To An Extended Lounge Diner & A Large Breakfast Kitchen
- The Property Also Benefits From A Utility Room With Front Access & A Guest WC
- Upstairs, The Property Is Comprised Of Three Well Proportioned Bedrooms, All Of Which Are Serviced By The Family Bathroom
- To The Rear Of The Property Is A Landscaped South Easterly Facing Garden
- Offered To The Market With The Benefit Of No Upward Chain
- Located In The Prestigious Arden Academy Catchment Area





## 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





## **ENTRANCE HALLWAY**

### **WC**

## **BREAKFAST KITCHEN**

14' 11" x 13' 5" (4.55m x 4.10m)

## **UTILITY ROOM**

6' 11" x 4' 1" (2.10m x 1.25m)

## **LOUNGE DINER**

25' 11" x 18' 1" (7.90m x 5.50m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

17' 9" x 10' 8" (5.40m x 3.25m)

## **BEDROOM TWO**

12' 8" x 9' 4" (3.85m x 2.85m)

## **BEDROOM THREE**

8' 2" x 8' 0" (2.50m x 2.45m)

## **BATHROOM**

9' 10" x 5' 9" (3.00m x 1.75m)

## **TOTAL SQUARE FOOTAGE**

123.2 sq.m (1326 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **GARAGE**

16' 5" x 8' 6" (5.00m x 2.60m)

## **DRIVEWAY PARKING**

## **LANDSCAPED SOUTH EASTERLY FACING GARDEN**



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

New World integrated oven, New World integrated hob, New World kitchen extractor, all carpets, all curtains, all blinds, all light fittings, fitted wardrobe in one bedroom and fitted units in lounge diner.

#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.

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

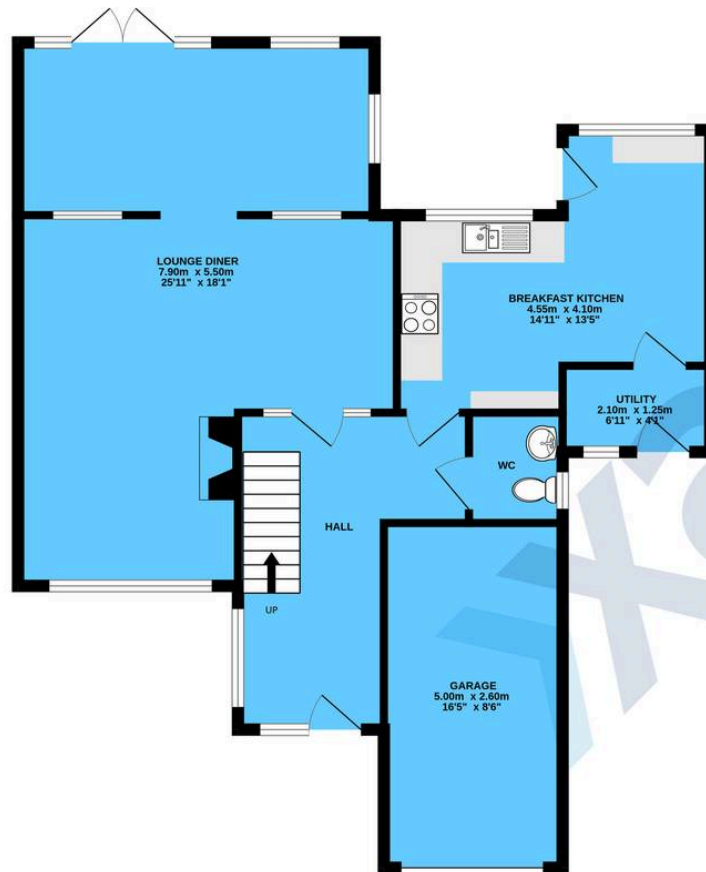
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



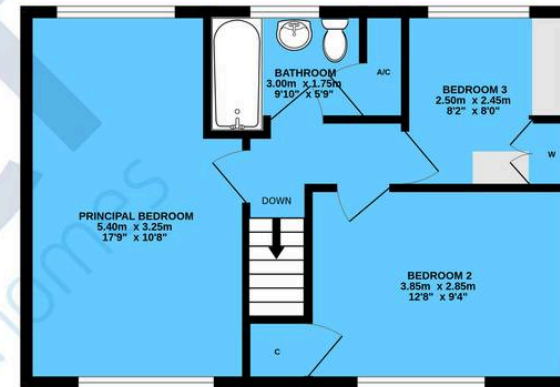




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 123.2 sq.m. (1326 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.

Made with Metropix ©2025

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
HOMES

