



Westfield Close, Dorridge

Guide Price £995,000





PROPERTY OVERVIEW

Presenting an immaculately maintained five double bedroom detached property set on a generous 0.25-acre plot and located within easy walking distance to Dorridge Village, Park and Station. The property is set behind a front lawn and a tarmac driveway leading to a full-size single garage, offering ample parking provisions.

The property welcomes you into a large front porch, which in turn guides you to the entrance hallway, where a well-proportioned living room is located to the front, boasting a feature fireplace and a bay window. Towards the rear of the property, an extended dining and family room provides direct access to the garden. The well-maintained fully fitted breakfast kitchen is also positioned at the rear, complemented by a useful utility room which also provides access to the rear garden. The ground floor accommodation is completed with a useful study / office, a guest cloakroom and a coat cupboard located off the entrance hallway.



Ascending to the first floor, you will find four double bedrooms serviced by two large modern bathrooms. The principal bedroom, located at the front, boasts extensive fitted wardrobes plus a large and modern luxury ensuite. Venturing to the second floor, an exceedingly versatile fifth double bedroom awaits, offering the potential for an additional study / family room / guest room, or teenager's suite.



The rear of the property showcases a large landscaped and private rear garden which has been further enhanced by the existing owners with the purchase of additional land, making this a spectacular addition to the property. With its south facing aspect, large lawned area, vegetable patch, greenhouse and garden shed, the rear garden has something for everyone.

Nestled just a stone's throw away from Dorridge Station and an array of amenities in Dorridge Village, this property is situated within the distinguished Arden Academy catchment area. A perfect marriage of modern comfort and timeless elegance, this distinguished residence offers an unparalleled living experience in a sought-after locale.

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



- A Superbly Maintained Five Double Bedroom, Two Large Bathroom Detached House Set On A 0.25 Acre Plot Located Walking Distance To Dorridge Village
- Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By A Full Size Single Garage, Providing Ample Parking
- The Property Is Accessed Via The Front Porch Which Leads To The Entrance Hallway And To The Front Of The Property Is A Well Proportioned Living Room With A Feature Fireplace & Bay Window
- To The Rear Of The Property Is A Dining And Family Room Which Benefits From Access To The Garden
- Located To The Rear Of The Property Is A Well Maintained Fully Fitted Breakfast Kitchen Which Is Supported By A Useful Utility Room With Garden Access
- Additionally, The Property Benefits From A Convenient WC & Versatile Study
- To The First Floor Are Four Double Bedrooms Which Are Serviced By Two Modern Bathrooms, With The Principal Bedroom Affording Fitted Wardrobes & A Modern Ensuite
- To The Second Floor Is A Very Versatile Fifth Double Bedroom, Which Could Be Used As An Additional Study, Guest Room Or Teenage Suite
- To The Rear Of The Property Is A Magnificent South Facing Garden Which Has Been Fully Landscaped
- Located A Stone's Throw From Dorridge Station & All Of The Amenities Dorridge Village Has To Offer & Set Within The Prestigious Arden Academy Catchment Area



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

18' 1" x 11' 11" (5.52m x 3.62m)

BREAKFAST KITCHEN

18' 6" x 12' 0" (5.65m x 3.66m)

UTILITY ROOM

17' 5" x 5' 3" (5.32m x 1.60m)

STUDY

10' 6" x 6' 6" (3.19m x 1.98m)

DINING ROOM

12' 5" x 11' 11" (3.78m x 3.62m)

FAMILY ROOM

11' 2" x 8' 3" (3.40m x 2.52m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 10" x 13' 8" (4.22m x 4.17m)

ENSUITE

10' 5" x 6' 5" (3.18m x 1.95m)

BEDROOM TWO

12' 2" x 12' 0" (3.70m x 3.65m)

BEDROOM THREE

12' 1" x 9' 4" (3.69m x 2.85m)

BEDROOM FOUR

12' 3" x 8' 11" (3.73m x 2.73m)

BATHROOM

12' 0" x 6' 6" (3.65m x 1.99m)

SECOND FLOOR

BEDROOM FIVE

22' 0" x 14' 7" (6.71m x 4.45m)

TOTAL SQUARE FOOTAGE

228.0 sq.m (2456 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

17' 3" x 8' 9" (5.26m x 2.67m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED SOUTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Rangemaster Toledo free-standing cooker, Creda extractor, Miele dishwasher, all carpets, most curtains, most blinds, all light fittings, fitted wardrobes and bedside tables in one bedroom, garden shed and greenhouse.

ADDITIONAL INFORMATION

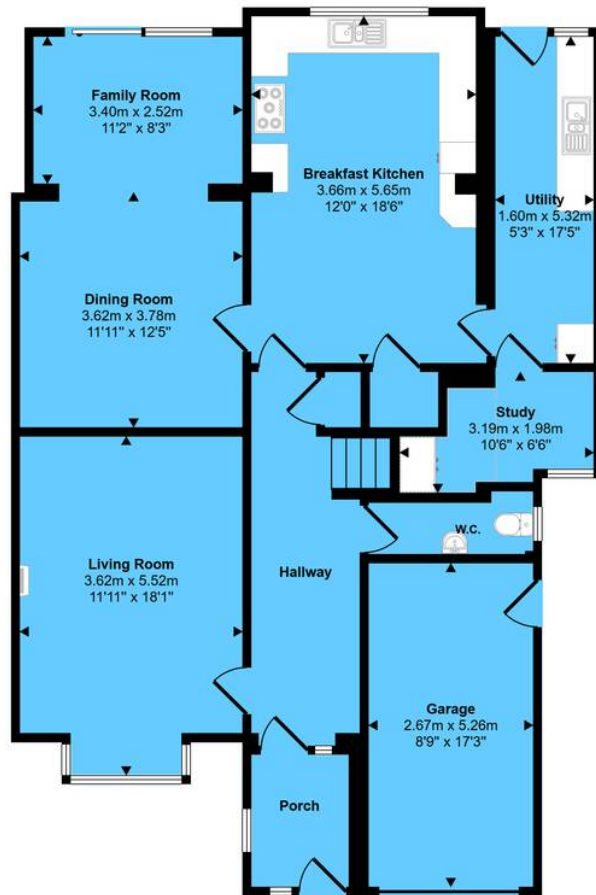
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises).

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.

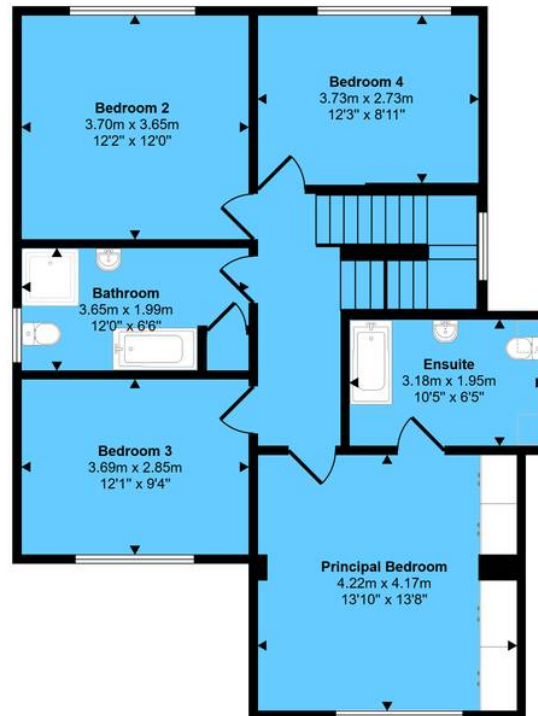


Approx Gross Internal Area
228 sq m / 2456 sq ft

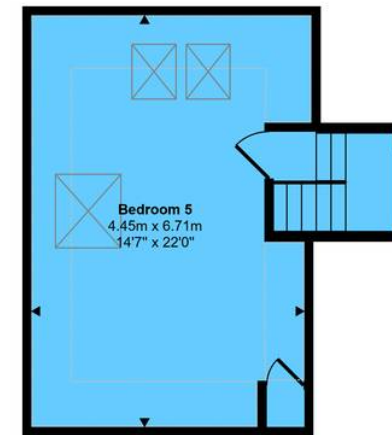


Ground Floor
Approx 116 sq m / 1248 sq ft

Denotes head height below 1.5m



First Floor
Approx 80 sq m / 859 sq ft



Second Floor
Approx 32 sq m / 349 sq ft

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

1632-1636 High Street, Knowle - B93 0JU

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

xact
HOMES

