



Westfield Close, Dorridge

Guide Price £850,000





PROPERTY OVERVIEW

Nestled within the highly sought-after road of Dorridge, this superb detached dormer bungalow offers a lifestyle of convenience and luxury. The property boasts extremely versatile accommodation, perfectly suited to modern living. Situated a mere five-minute stroll from the train station and local amenities, the location is both desirable and practical. Set on a generous plot, the property features a large block-paved driveway along with a triple garage, ensuring ample for parking for any requirement. In addition, the large private south-facing landscaped rear garden provides a serene outdoor setting to unwind and entertain and also offers the potential to create an outdoor office / gym discreetly located behind a laurel hedge. Upon entering the property, you are welcomed by a spacious entrance hallway that leads to a well-appointed downstairs bathroom, enhancing the convenience of this home. The ground floor offers a wealth of living space with four reception rooms, including living room, family room, study and dining room, that can easily be adapted to suit individual needs, with the flexibility to use some into additional bedrooms if desired.





The property also features a breakfast kitchen, utility room, and a convenient guest cloakroom, catering to the practical demands of daily living. Ascend to the first floor to discover three bedrooms, with the principal bedroom enjoying the luxury of an en-suite facility for added privacy and comfort. Benefiting from an outstanding location within the catchment area for the renowned Arden Academy, this property presents is also located close to all local amenities, including shops, restaurants, and excellent transport links including Dorridge Station, ensuring a well-connected and vibrant community lifestyle. Meticulously designed and maintained, this property exudes warmth and sophistication, offering a harmonious blend of comfortable living spaces and modern conveniences. With its prime location, versatile layout, and stunning features, this detached dormer bungalow in Dorridge is a rare find that promises a lifestyle of distinction and comfort. This is a must-see property for those seeking a superb bungalow within Dorridge.

- Superb Detached Dormer Bungalow Offering Extremely Versatile Accommodation
- Located Within A Highly Sought After Road Of Dorridge And Within Five Minutes Walk To The Station And Local Facilities
- Set On A Superb Plot With Large Block Paved Driveway And Triple Garage
- Large Private South Facing Landscaped Rear Garden
- Entrance Hallway With Downstairs Bathroom
- Extremely Versatile Accommodation With Four Reception Rooms To The Ground Floor, Some Of Which Could Be Used As Bedrooms
- Breakfast Kitchen, Utility And Guest Cloakroom
- Three Bedrooms To The First, Principal Bedroom With En-suite Facility
- Outstanding Location Within Catchment Area For Arden Academy



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

ENTRANCE HALLWAY

LIVING ROOM

16' 5" x 13' 0" (5.00m x 3.96m)

DINING ROOM

13' 0" x 12' 0" (3.96m x 3.66m)

FAMILY ROOM

13' 0" x 12' 0" (3.96m x 3.66m)

STUDY

10' 2" x 8' 10" (3.10m x 2.69m)

**BREAKFAST KITCHEN**

14' 9" x 12' 6" (4.50m x 3.81m)

UTILITY ROOM

6' 2" x 5' 7" (1.88m x 1.70m)

WC**BATHROOM**

9' 2" x 7' 1" (2.79m x 2.16m)

FIRST FLOOR**PRINCIPAL BEDROOM**

18' 1" x 16' 7" (5.51m x 5.05m)

ENSUITE**BEDROOM TWO**

10' 4" x 9' 10" (3.15m x 3.00m)

BEDROOM THREE

13' 3" x 7' 10" (4.04m x 2.39m)

TOTAL SQUARE FOOTAGE

156 sq.m (1679 sq.ft) approx.

OUTSIDE THE PROPERTY**TRIPLE GARAGE**

42' 8" x 11' 6" (13.00m x 3.51m)

LANDSCAPED REAR GARDEN**ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch microwave, Bosch fridge, Bosch freezer, Bosch dishwasher, all carpets and curtains, some light fittings, fitted wardrobes in one bedroom, garden shed and front and rear electric garage door.

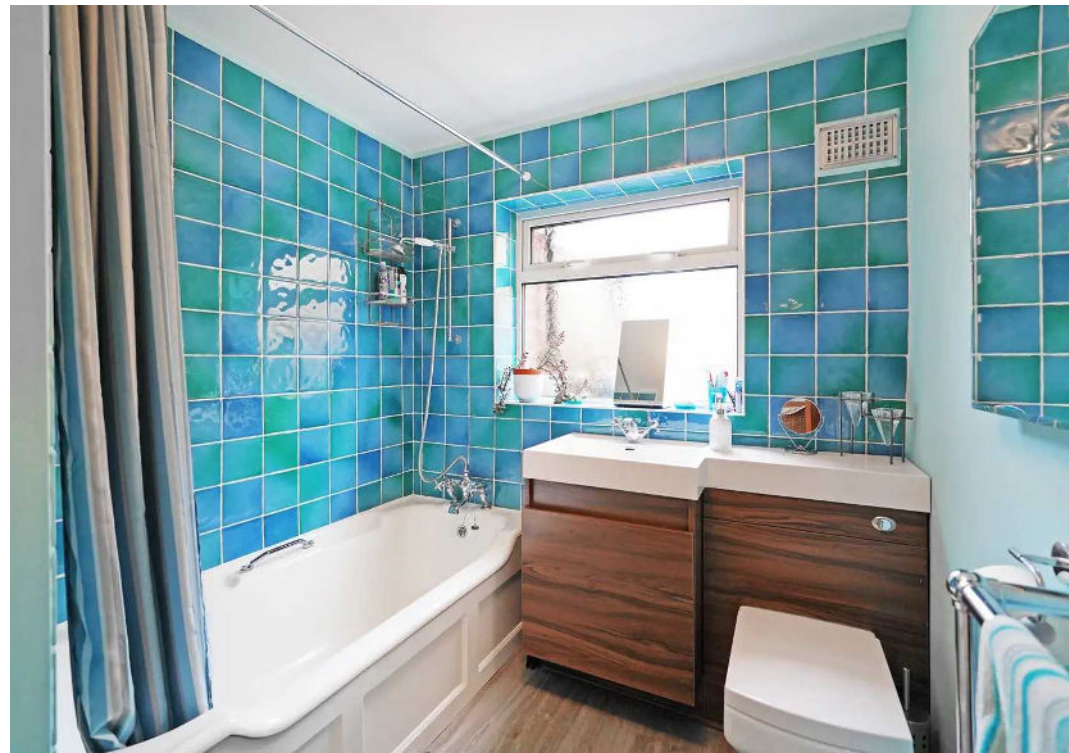
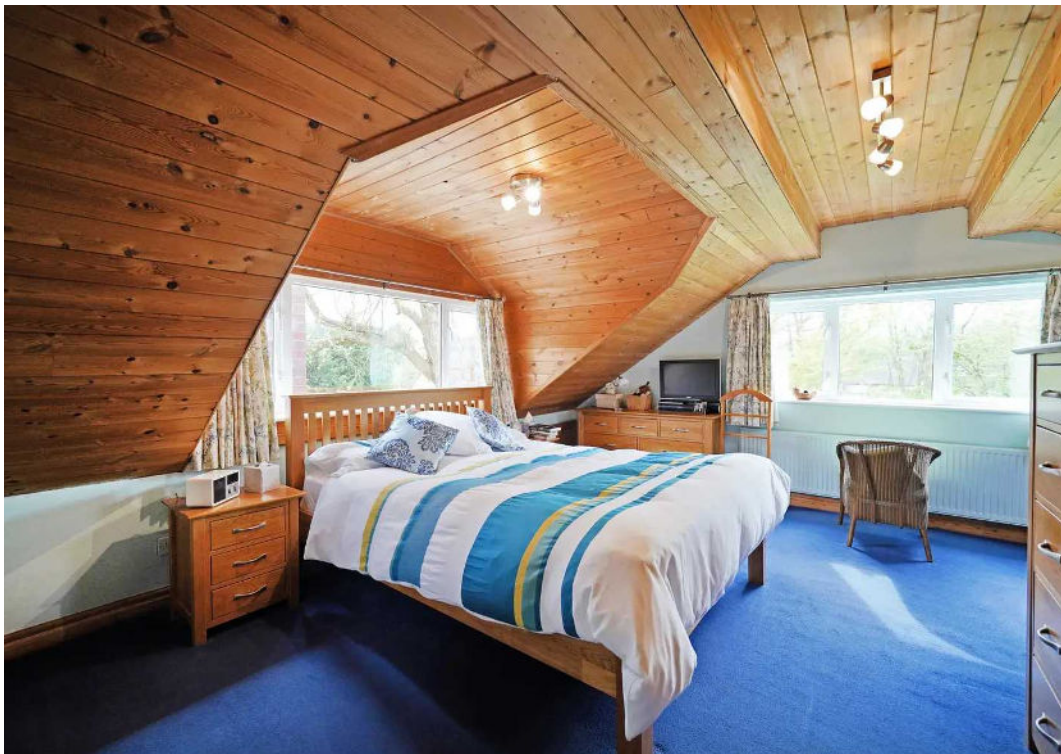


ADDITIONAL INFORMATION

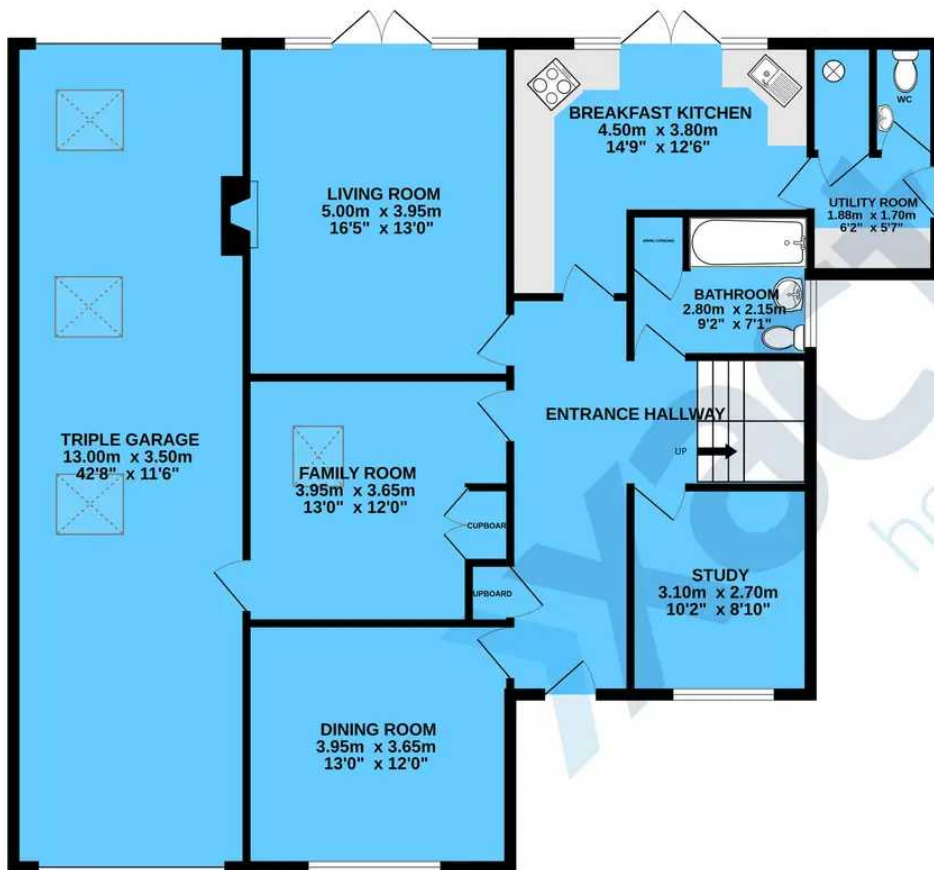
Services - water meter, mains gas, electricity and sewers. Broadband - TalkTalk. Loft space - boarded with electricity (ext. required).

MONEY LAUNDERING REGULATIONS

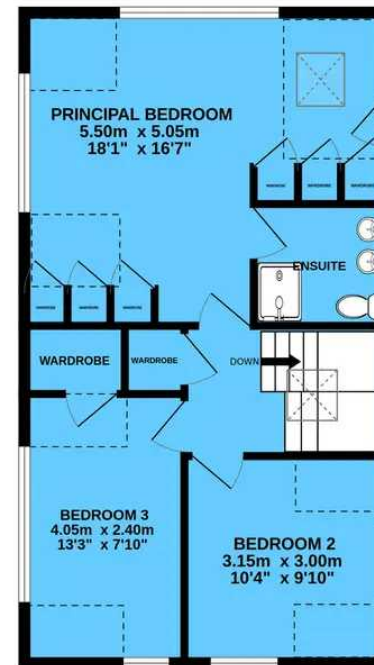
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 156.0 sq.m. (1679 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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