



Weston Close, Dorridge

In Excess of £650,000





PROPERTY OVERVIEW

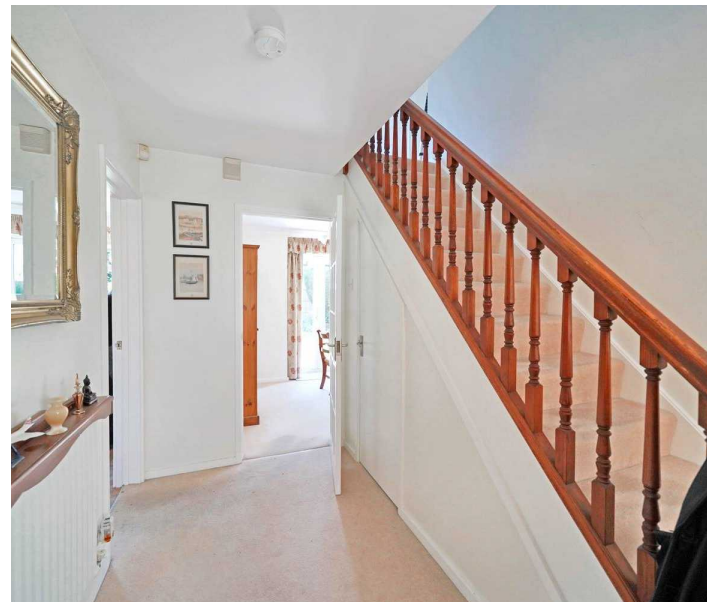
We are delighted to present this exceptional four-bedroom detached property, nestled within a serene cul-de-sac setting in the highly sought-after area of Dorridge. Boasting a prime location with convenient proximity to local schools and the station, this home offers an outstanding opportunity with the benefit of no upward chain. Upon arrival, the property welcomes you with a tarmac driveway leading to the garage and carport, providing ample parking space for multiple vehicles. As you step inside, you are greeted by an inviting entrance hallway with a guest cloakroom, setting the tone for the well-appointed interiors that lie beyond. The ground floor features a beautifully designed open plan living and dining room, where natural light floods the space, creating an atmosphere of warmth and relaxation. The adjacent breakfast kitchen provides ample storage, space for breakfast table and chairs and convenient side access. Ascending the stairs to the first floor, you will discover the principal bedroom complete with an ensuite, providing a private sanctuary for retreat and relaxation. Three additional bedrooms, all well-proportioned and thoughtfully designed, are serviced by a modern family bathroom, ensuring ample space for family and guests.





Outside, the property boasts a southerly facing rear garden, offering a tranquil outdoor space ideal for al fresco dining, entertaining, or simply unwinding in the fresh air. The garden provides a peaceful retreat from the hustle and bustle of every-day life, perfect for enjoying sunny days and quiet evenings in the privacy of your own home. This residence presents an excellent opportunity for those seeking a property with no upward chain, where every detail has been carefully considered to create a comfortable and stylish living environment. With its desirable location, spacious layout, and modern features, this property embodies the epitome of contemporary family living in a tranquil and convenient setting. In summary, this meticulously maintained property offers a rare opportunity to acquire a distinguished home in one of Dorridge's most desirable locations. Contact us today to arrange a viewing and experience the true essence of upscale living in this exceptional residence.

- Benefiting From No Upward Chain
- Four Bedroom Detached Property Located Within A Quiet Cul-De-Sac Of Dorridge
- Easy Walking Distance To Station And All Local Schools
- Set Behind Tarmacadam Driveway With Garage
- Entrance Hallway With Guest Cloakroom
- Open Plan Living / Dining Room
- Breakfast Kitchen
- Principal Bedroom With Ensuite
- Three Further Bedrooms With Family Bathroom
- Southerly Facing Rear Garden





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

WC

7' 1" x 4' 5" (2.16m x 1.35m)

LIVING/DINING ROOM

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

BREAKFAST KITCHEN

16' 9" x 8' 10" (5.11m x 2.69m)



FIRST FLOOR

PRINCIPAL BEDROOM

12' 8" x 10' 4" (3.86m x 3.15m)

ENSUITE

8' 2" x 5' 7" (2.49m x 1.70m)

BEDROOM TWO

12' 8" x 9' 6" (3.86m x 2.90m)

BEDROOM THREE

9' 0" x 8' 10" (2.74m x 2.69m)

BEDROOM FOUR

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

BATHROOM

7' 7" x 5' 7" (2.31m x 1.70m)

TOTAL SQUARE FOOTAGE

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

OUTSIDE THE PROPERTY

GARAGE

17' 9" x 9' 4" (5.41m x 2.84m)

GARDEN

**ITEMS INCLUDED IN THE SALE**

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Bosch fridge, Bosch freezer, Siemens dishwasher, Siemens washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in four bedrooms,

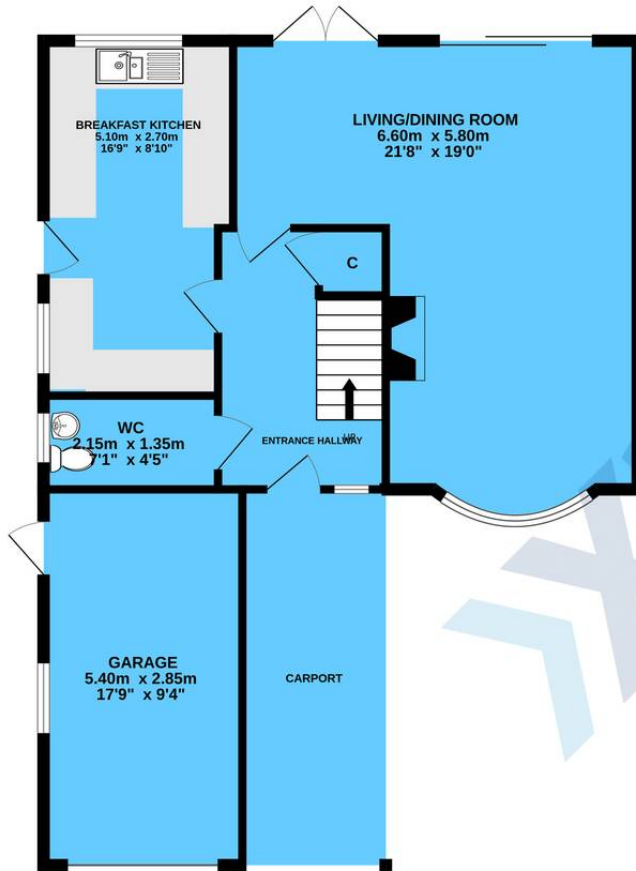
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - fibre optic connected in road. Loft space - part boarded.

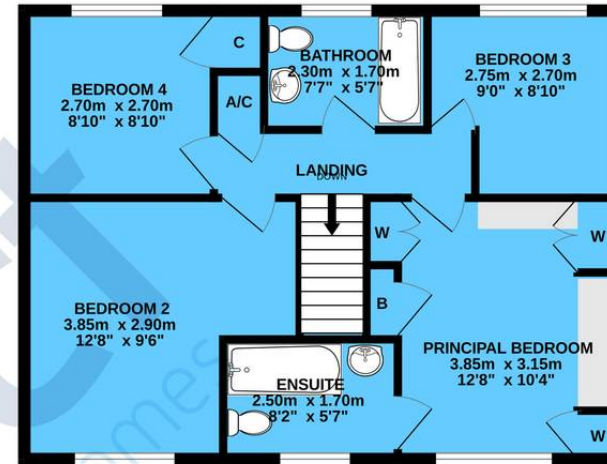
MONEY LAUNDERING REGULATIONS

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 : 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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