



ETTINGTON CLOSE, DORRIDGE, B93 8RR
OFFERS IN EXCESS OF £525,000



»X Beautifully Presented & Extended

»X Four Bedroom Link Detached

»X Set Within A Quiet Cul-De-Sac

»X Within Walking Distance To Dorridge Park & Station

»X Open Plan Living/Dining Room

»X Modern Kitchen & Utility

»X Family/Play Room

»X Porcelanosa Bathroom

»X Double Garage

PROPERTY OVERVIEW

Set within this quiet cul-de-sac of Dorridge and within easy walking distance to the park and station, this extended four bedroom link detached property is beautifully presented throughout and internal inspection is highly recommended. The property sits in a prominent position at the head of the cul-de-sac and benefits from a tarmac driveway and double garage. Internally the property has been modernised throughout including a new Worcester Bosch boiler and briefly affords:- entrance porch, entrance hallway, guest cloakroom, modern fitted kitchen, utility, open plan living / dining room, family room, four bedrooms and Porcelanosa luxury family bathroom. The rear garden is deceptively spacious as it also wraps around the side of the property and affords extensive full width patio areas providing ample room for table and chairs.

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

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

Virgin - Fibre optic

LOFT SPACE

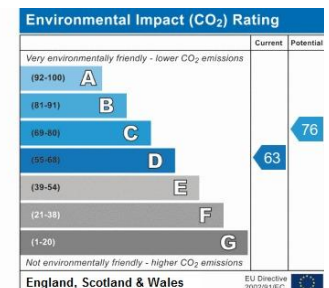
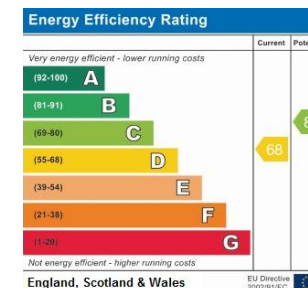
Boarded, ladder, lighting and power

GARDEN

North east facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, carpets and lights



PORCH

HALL

LIVING ROOM

21' 10" x 14' 6" (6.65m x 4.41m)

FAMILY ROOM

14' 1" x 6' 5" (4.28m x 1.95m)

KITCHEN

10' 10" x 8' 6" (3.30m x 2.60m)

UTILITY ROOM

9' 2" x 5' 3" (2.80m x 1.60m)

WC

FIRST FLOOR

BEDROOM ONE

13' 0" x 11' 2" (3.95m x 3.40m)

BEDROOM TWO

13' 0" x 8' 10" (3.95m x 2.70m)

BEDROOM THREE

9' 4" x 8' 8" (2.85m x 2.65m)

BEDROOM FOUR

8' 8" x 7' 9" (2.65m x 2.35m)

BATHROOM

8' 0" x 5' 5" (2.45m x 1.65m)

OUTSIDE THE PROPERTY

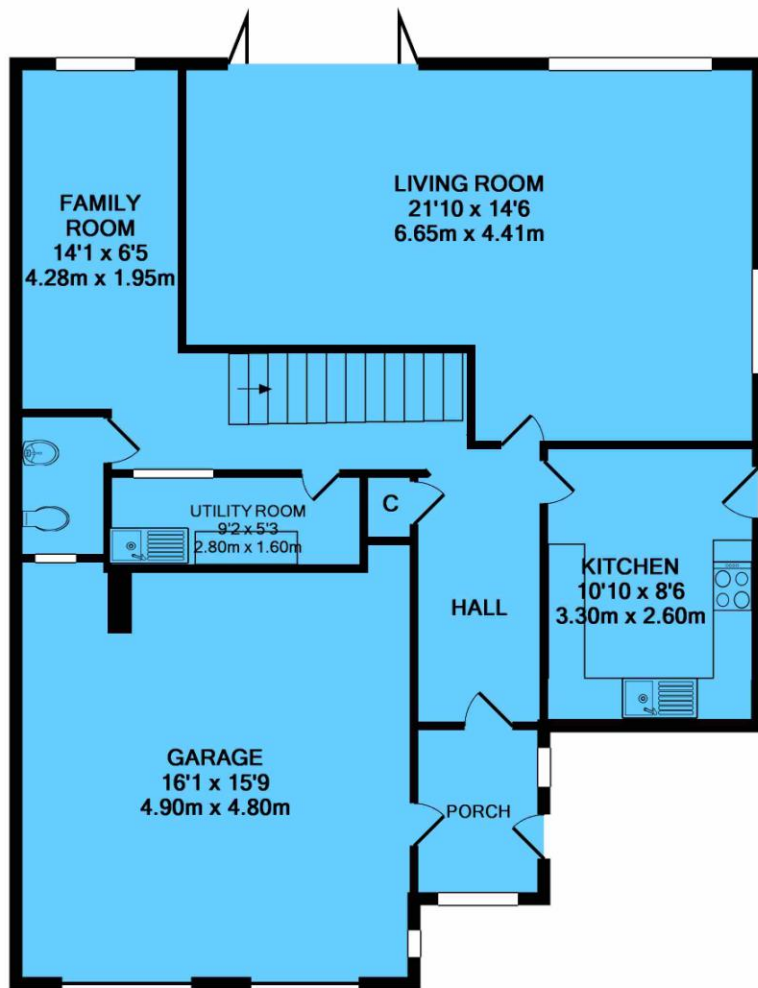
GARAGE

16' 1" x 15' 9" (4.90m x 4.80m)

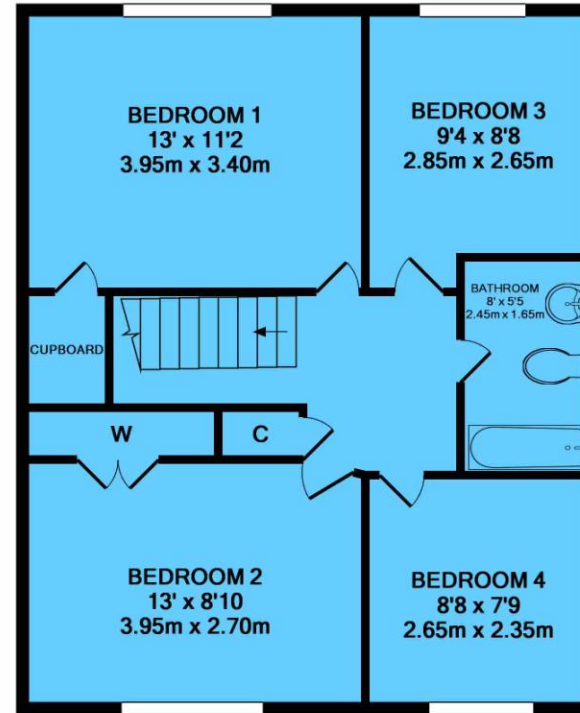
REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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