



Enderby Close, Bentley Heath

Guide Price £420,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this three bedroom end town house which is situated a short walk away from Dorridge village centre and train station. Set over three floors and benefitting from two parking spaces to the side, the property is beautifully presented throughout and requires internal inspection to be fully appreciated. The ground floor accommodation is accessed via a private pathway leading into a reception hall which in turn leads into a living room and open plan breakfast kitchen with a modern fitted kitchen, ample room for table and chairs, guest cloakroom and french doors providing access to the rear garden. To the first floor are two bedrooms with the principal bedroom affording fitted wardrobes. The family bathroom services all bedrooms including the third bedroom situated on the second floor with fitted wardrobes. Outside the property affords a private rear garden which is mainly laid with lawn and a side gated entrance providing access to two parking spaces. Arrange your private viewing by contacting Xact Homes on 01564 777284.





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: C

Tenure: Freehold

- NO UPWARD CHAIN
- THREE BEDROOM END TOWN HOUSE
- WELL PRESENTED THROUGHOUT
- TWO PARKING SPACES
- QUIET CUL DE SAC LOCATION
- WALKING DISTANCE TO DORRIDGE VILLAGE & STATION
- OPEN PLAN BREAKFAST KITCHEN





CANOPY PORCH

RECEPTION HALL

LIVING ROOM

15' 5" x 10' 2" (4.71m x 3.1m)

BREAKFAST/KITCHEN

13' 5" x 9' 3" (4.1m x 2.83m)

GUEST CLOAKROOM

5' 1" x 3' 1" (1.55m x 0.94m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 4" x 10' 5" (4.67m x 3.18m)

BEDROOM TWO

10' 8" x 10' 1" (3.25m x 3.07m)

BATHROOM

6' 6" x 6' 7" (1.97m x 2.01m)

SECOND FLOOR

BEDROOM THREE

8' 4" x 8' 1" (2.54m x 2.47m)

OUTSIDE THE PROPERTY

GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, all light fittings and garden shed

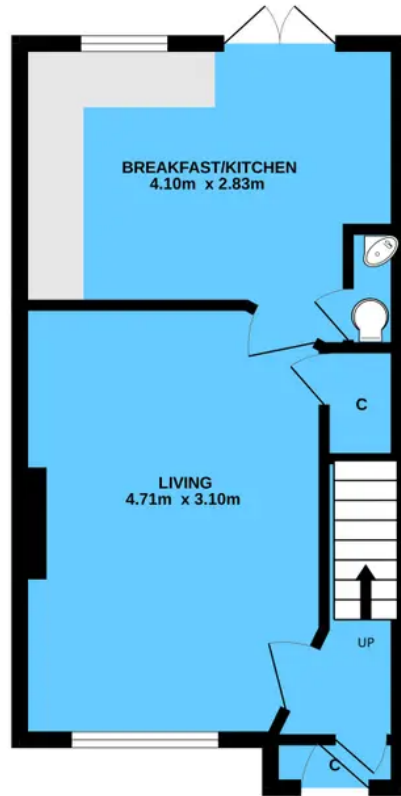
ADDITIONAL INFORMATION

Services: mains gas

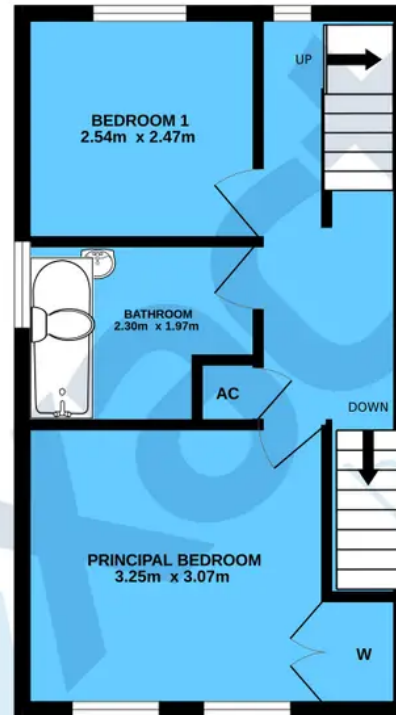
MONEY LAUNDERING REGULATIONS

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.

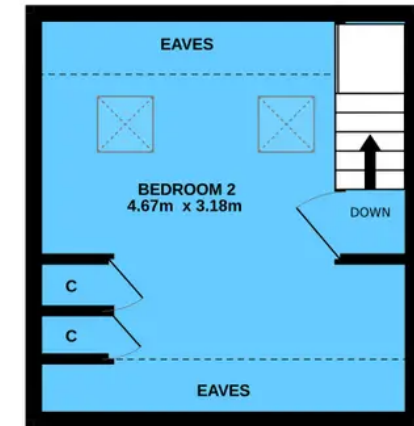
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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