



Westfield Close, Dorridge

Guide Price £850,000





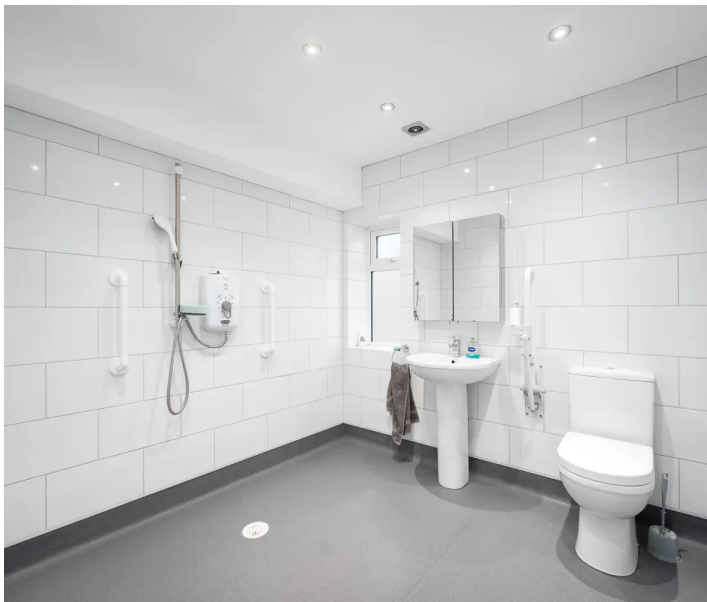
PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this significantly extended four bedroom detached property located on a highly sought after road of Dorridge. Situated on Westfield Close, a quiet cul-de-sac located within easy walking distance to Dorridge village, station and park, this superb family home is set over three floors and benefits from a superb aspect with a large south facing and private rear garden. The property is set back behind a large block paved and graveled driveway providing ample parking which provides access into all ground floor accommodation which is extremely light and airy. Off the entrance hallway is a wet room which has been installed by taking part of the original garage and a separate w.c. The property affords three reception rooms, being living room to the front elevation, dining room to the rear which also opens into a superb garden room / further sitting room providing beautiful views to the rear garden. The ground floor accommodation is completed with an open plan breakfast kitchen with tiled floor and courtesy door leading to the side.





To the first floor are three double bedrooms, all of which have fitted wardrobes and are serviced via a refurbished bathrooms and a separate w.c. To the second floor is a loft conversion providing a further bedroom and offers eaves storage. Outside the property benefits from a large landscaped and private south facing rear garden which is a key feature of this superb home. Being mainly laid with lawn, full width patio, retaining wall and formal borders shrubs and trees. This is an outstanding opportunity to purchase a superb family home with NO UPWARD CHAIN and you private viewing can be arranged by contacting Xact Homes on 01564 777284.



- NO UPWARD CHAIN
- Very Desirable Road Of Dorridge
- Walking Distance To Dorridge Station & Village
- Set Over Three Floors
- Three Reception Rooms
- Breakfast Kitchen
- Three Double Bedrooms To First Floor
- Fourth Bedroom/Loft Conversion
- Stunning South Facing & Private 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 PORCH
6' 1" x 5' 5" (1.85m x 1.65m)

ENTRANCE HALLWAY

STORE ROOM
8' 0" x 6' 3" (2.45m x 1.9m)

WET ROOM
8' 0" x 8' 2" (2.45m x 2.5m)

WC

LIVING ROOM
16' 5" x 11' 12" (5m x 3.65m)

DINING ROOM
11' 6" x 11' 12" (3.5m x 3.65m)

GARDEN/SITTING ROOM
18' 3" x 10' 6" (5.55m x 3.2m)

BREAKFAST/KITCHEN
14' 11" x 12' 4" (4.55m x 3.75m)

UTILITY





FIRST FLOOR

BEDROOM ONE

16' 5" x 11' 10" (5m x 3.6m)

BEDROOM TWO

14' 11" x 11' 2" (4.55m x 3.4m)

BEDROOM THREE

14' 9" x 10' 6" (4.5m x 3.2m)

BATHROOM

12' 4" x 5' 11" (3.75m x 1.8m)

WC

SECOND FLOOR

LOFT/BEDROOM FOUR

27' 5" x 12' 8" (8.35m x 3.85m)

OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, garden shed and electric garage door.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: Virgin Media.

MONEY LAUNDERING REGULATIONS

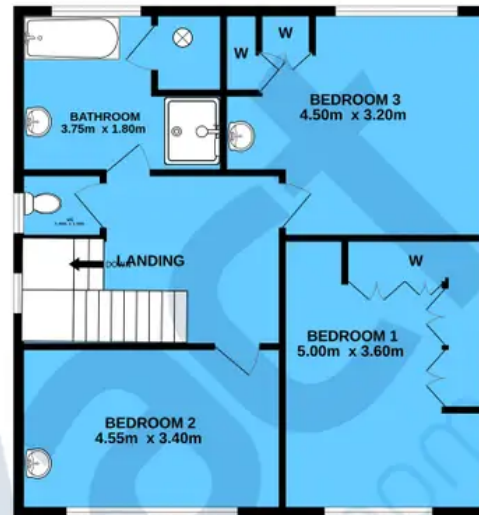
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



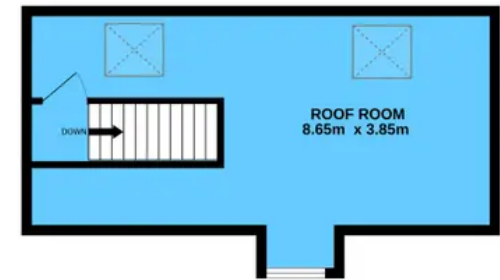
GROUND FLOOR



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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