



## Edstone Close, Dorridge

Guide Price £650,000



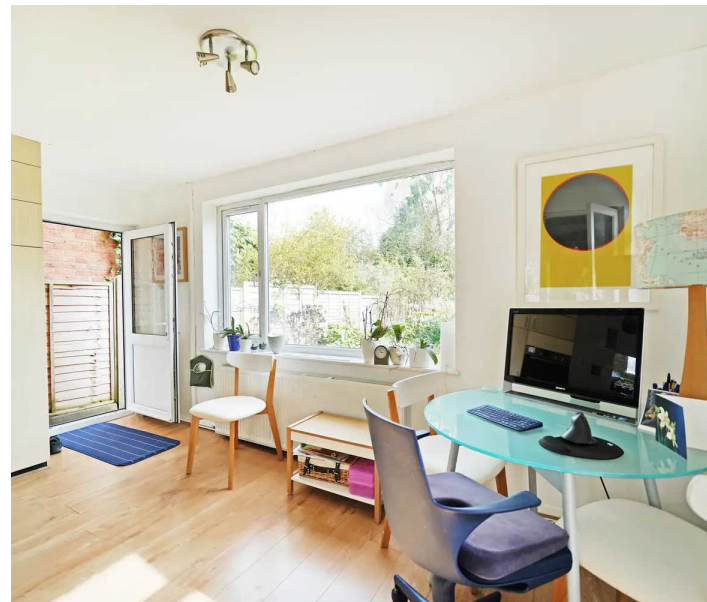
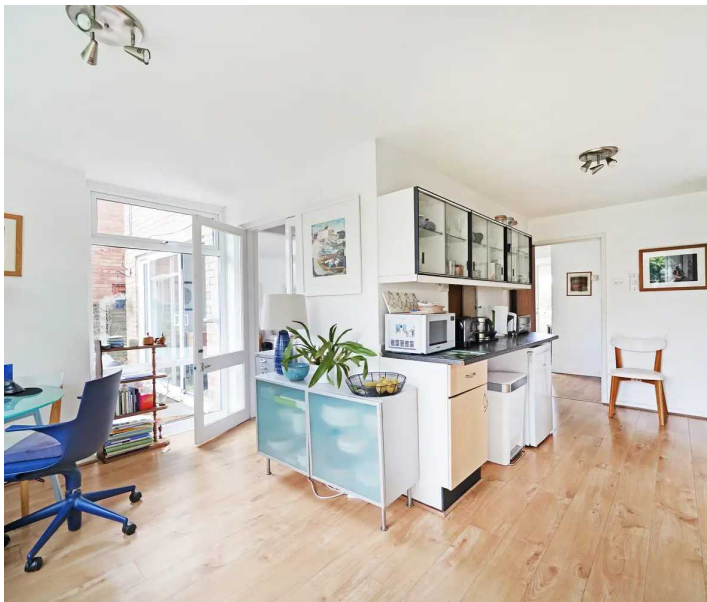


## PROPERTY OVERVIEW

**\*\*Rare Opportunity to Acquire a Three Bedroom Detached Property in the Heart of Dorridge\*\***

We are pleased to present this exceptional property to the market, offered with no upward chain, situated on a highly sought-after road in the picturesque village of Dorridge. Boasting an extended layout, this property offers three generously sized bedrooms and enjoys serene views overlooking open green space.

Ideally located within walking distance to both Dorridge Station and the vibrant village centre, this residence perfectly blends convenience with tranquillity. The property is also within close proximity to local schools, amenities, and transport links, providing an enviable lifestyle for its occupants.



Upon entering, you are greeted by an inviting entrance hallway with guest cloakroom and open plan living and dining room, which provides a versatile space for both relaxation and entertainment. The property further benefits from an extended breakfast kitchen, offering a contemporary and functional area for culinary enthusiasts to enjoy.



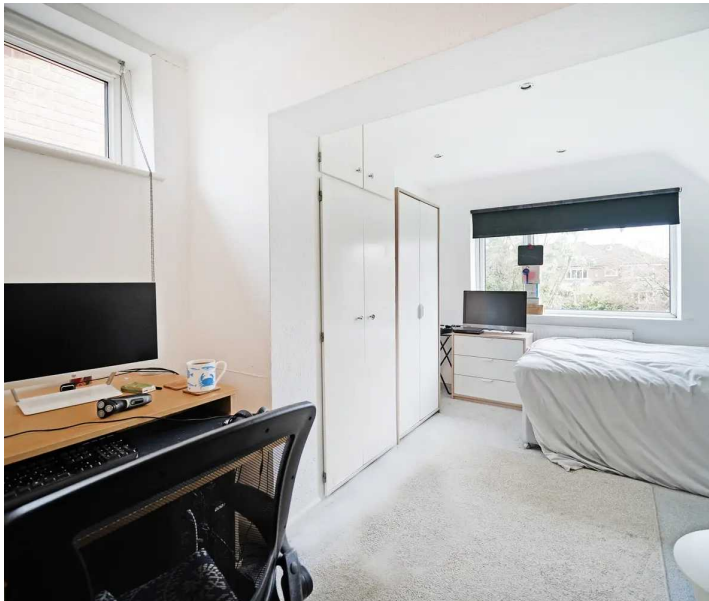
The accommodation continues to impress with three double bedrooms, each thoughtfully designed to provide comfort and privacy. A well-appointed family bathroom and additional shower room cater to the needs of a busy household, ensuring convenience for all residents.

Externally, the property is complemented by a garage and generous driveway, providing ample parking space for multiple vehicles. To the rear is a private landscaped garden with patio area. The plot offers significant scope for extension and improvement, allowing prospective buyers the freedom to realise their vision and create a bespoke residence tailored to their exact requirements.

Presenting a rare opportunity to acquire a spacious family home in a desirable location, this property is sure to attract keen interest from discerning buyers seeking a combination of practicality and potential. With its prime position, generous accommodation, and scope for enhancement, this residence represents the ideal canvas for those looking to create their dream home in the idyllic setting of Dorridge.







## 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



- Offered To The Market With No Upward Chain
- Located Within A Highly Sought After Road Of Dorridge
- Extended Three Bedroom Detached Property With Views To Open Green
- Walking Distance To Dorridge Station And Village
- Open Plan Living / Dining Room
- Extended Breakfast Kitchen
- Garage And Generous Driveway
- Three Double Bedrooms And Family Bathroom Plus Shower Room
- Significant Scope For Extension And Improvement

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

3' 9" x 3' 8" (1.14m x 1.13m)

#### **LIVING / DINING ROOM**

18' 2" x 17' 5" (5.54m x 5.31m)

#### **BREAKFAST KITCHEN**

25' 10" x 14' 8" (7.87m x 4.47m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

17' 7" x 12' 7" (5.37m x 3.84m)

#### **BEDROOM TWO**

12' 7" x 9' 4" (3.84m x 2.84m)

#### **BEDROOM THREE**

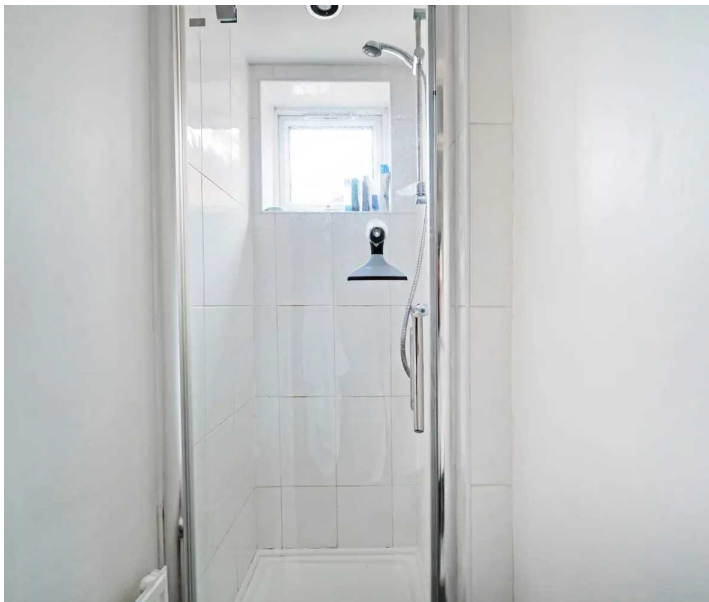
14' 8" x 10' 9" (4.46m x 3.27m)

#### **BATHROOM**

7' 9" x 4' 11" (2.36m x 1.49m)

#### **SHOWER ROOM**

4' 10" x 2' 10" (1.47m x 0.86m)





**TOTAL SQUARE FOOTAGE**

Total floor area: 158.2 sq.m. = 1703 sq.ft. approx.

**OUTSIDE THE PROPERTY****GARAGE**

24' 3" x 8' 6" (7.39m x 2.60m)

**PRIVATE LANDSCAPED GARDEN****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, dishwasher, washing machine, all carpets, all blinds, fitted wardrobes in three bedrooms, all light fittings and a garden shed.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.

**MONEY LAUNDERING REGULATIONS**

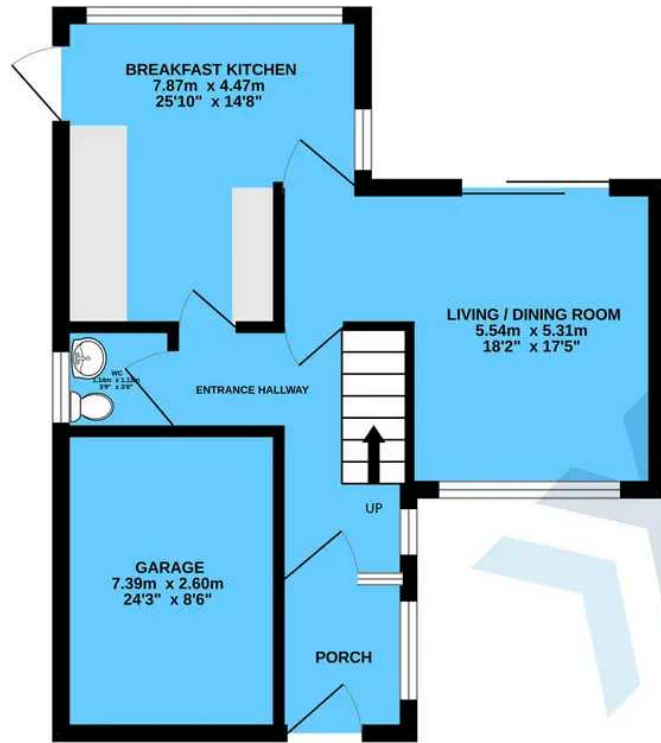
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



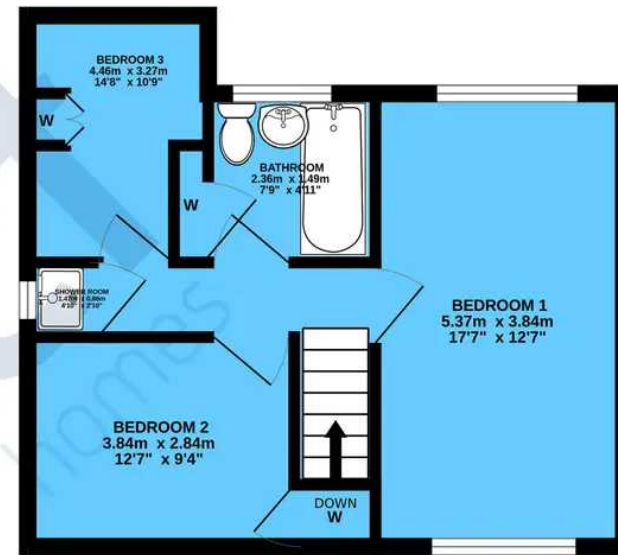




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 158.2 sq.m. (1703 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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