



## Enderby Close, Bentley Heath

Guide Price £563,000





## PROPERTY OVERVIEW

This well-presented three-bedroom, two-bathroom semi-detached house is ideally located within walking distance of Dorridge Village. Upon arrival, you are greeted by a sizeable block-paved driveway, complemented by a full-size single garage that provides ample parking space.

As you step inside, the entrance hallway (with glazed doors) leads to all downstairs accommodation. To the front, the inviting lounge features a charming bay window, while to the rear, an open-plan kitchen/diner awaits with French doors that seamlessly connect the indoors with the outdoors, offering a delightful view of the garden beyond.

Moving upstairs, the property boasts two double bedrooms and one single bedroom, each thoughtfully designed to maximise space and natural light. The bedrooms are serviced by two bathrooms, one of which is an en-suite to the principal bedroom, ensuring privacy and convenience for all residents.

To the rear of the property lies a beautifully maintained Easterly-facing garden, providing a peaceful retreat perfect for relaxing and entertaining. This low-maintenance outdoor space (with water tap) offers a tranquil setting to unwind after a long day.





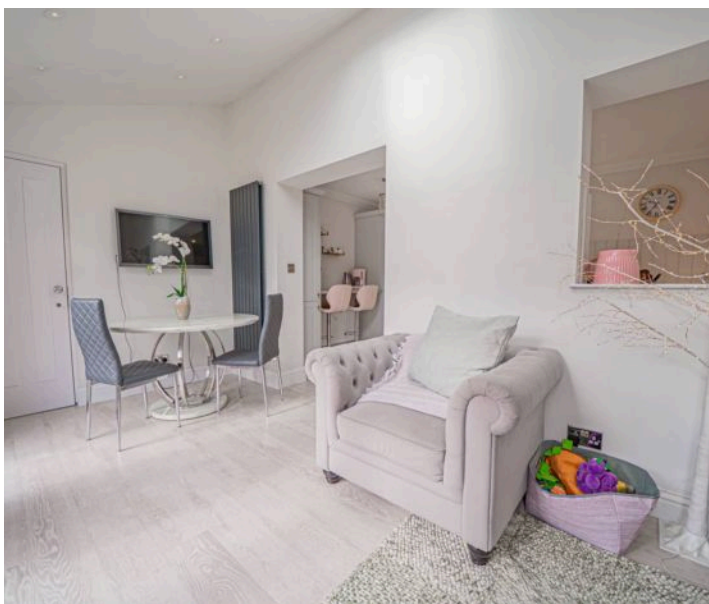
Conveniently situated within walking distance of Dorridge Station, residents benefit from quick and easy access to transportation links, making commuting a breeze. Furthermore, all the amenities of Dorridge Village are within reach, including shops, restaurants, schools, and leisure facilities, ensuring that daily needs are catered to without hassle. In summary, this property offers a comfortable and functional living space, perfect for families or individuals looking for a well-appointed home in a sought-after location. With its modern features, spacious layout, and convenient proximity to essential amenities, this semi-detached house presents a wonderful opportunity to enjoy a relaxed and fulfilling lifestyle in the heart of Dorridge Village.

#### PROPERTY LOCATION

The property is located and well placed for all local amenities and schools of Dorridge, Knowle and Bentley Heath, Dorridge railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle, Dorridge and Bentley Heath villages adjoin open greenbelt countryside, yet Solihull town centre is within just three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Council Tax band: D

Tenure: Freehold







- Three Bedroom Two Bathroom Semi - Detached House Located Within Walking Distance To Dorridge Village
- Set Behind A Large Block Paved Driveway With Driveway Parking For Multiple Vehicles & A Full Size Single Garage
- Lounge To The Front With Feature Bay Window & A Open Plan Kitchen/Diner To The Rear With French Doors Onto The Garden
- Upstairs There Are Two Double Bedrooms And One Single Bedroom Which Are Serviced By Two Bathrooms One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Well Maintained Low Maintenance & Easterly Facing Garden
- Located Within Walking Distance To Dorridge Station & All Amenities Dorridge Village Has To Offer

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LOUNGE**

15' 8" x 11' 1" (4.78m x 3.38m)

#### **KITCHEN/DINER**

17' 0" x 15' 7" (5.18m x 4.75m)

#### **INTEGRAL GARAGE**

16' 5" x 8' 1" (5.00m x 2.46m)





## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

12' 0" x 9' 9" (3.66m x 2.97m)

### **ENSUITE**

5' 6" x 5' 3" (1.68m x 1.60m)

### **BEDROOM TWO**

10' 10" x 8' 1" (3.30m x 2.46m)

### **BEDROOM THREE**

8' 0" x 7' 3" (2.44m x 2.21m)

### **BATHROOM**

5' 7" x 2' 7" (1.70m x 0.79m)

### **TOTAL SQUARE FOOTAGE**

107.8 sq.m (1160 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **BEAUTIFULLY MAINTAINED REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Miele integrated oven, integrated hob, extractor, fridge/freezer, Miele dishwasher, garden shed, electric garage door, water tap in garden, all carpets and blinds and some light fittings.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - ADSL copper wire. Loft space - part boarded.





#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

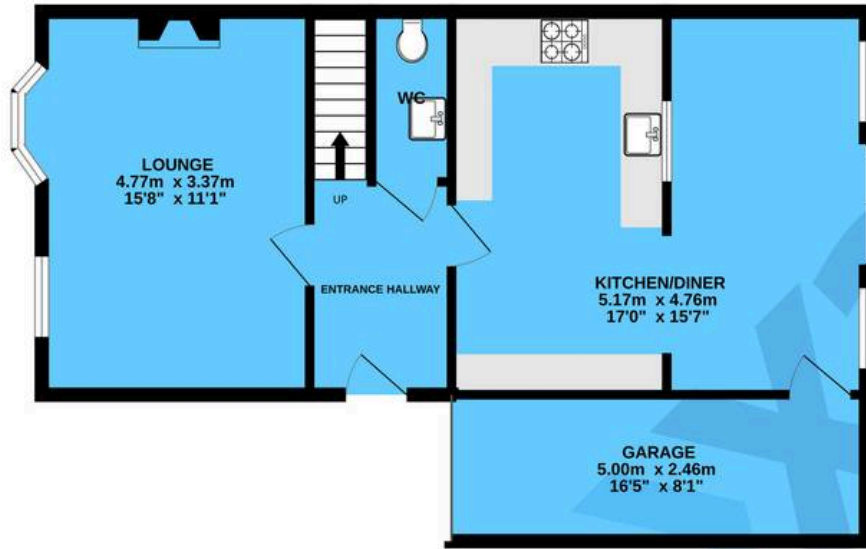
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

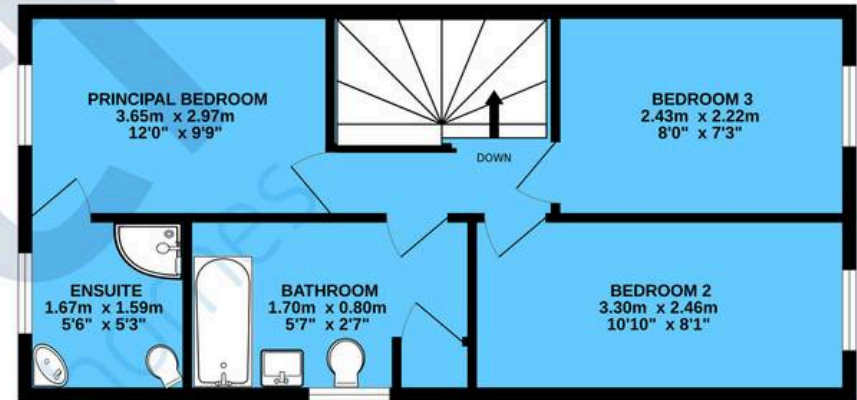




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 107.8 sq.m. (1160 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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