



31 EDSTONE CLOSE, DORRIDGE, B93 8DP
ASKING PRICE OF £580,000



- >> No Upward Chain
 >> Significantly Extended
 >> Quiet Cul-de-Sac Location
- >> Spacious Detached Property
 >> Four Excellent Bedrooms
 >> Close To Station & Village
- >> Master With Ensuite
 >> Large Rear Garden
 >> Arden Academy Catchment

PROPERTY OVERVIEW

Benefitting from being offered to the market with no upward chain, this significantly extended four bedroom detached family home is located within walking distance to the centre of Dorridge Village, Station and Park. The property is set on a corner plot within a quiet cul-de-sac behind a large central green and tarmacadam driveway providing ample parking for multiple vehicles. The property offers scope for further extension (subject to the necessary planning permissions) and briefly affords:- large entrance hallway, open plan living / dining room, play / cinema room, open plan breakfast kitchen / family room, utility, guest cloakroom, four excellent bedrooms (master with ensuite), family bathroom, garage and large landscaped south easterly facing garden bene fitting from a most private aspect.

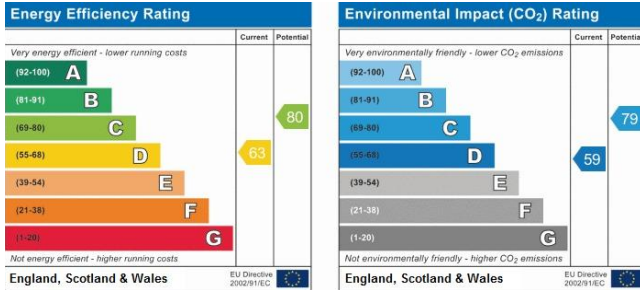
PROPERTY LOCATION

Situated in a sought after road of Dorridge, the property is conveniently located for all local amenities (including the newly built Sainsbury's supermarket) and is situated a short distance from Dorridge Station which provides main line links in to Birmingham Snow Hill and London Marylebone. In addition, the property is located some three miles in distance from Junction 4 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M40. The excellent shopping facilities of Solihull are also located close by (approx four miles) containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

COUNCIL TAX	Band F
TENURE	Freehold
SERVICES	Mains gas, electricity and water on a meter
BROADBAND	Virgin Fibre optic
LOFT SPACE	Not boarded
GARDEN	South Easterly facing

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, dishwasher, carpets, lights and the TV unit in the Cinema/Playroom.



ON THE FIRST FLOOR

HALLWAY

16' 4" x 7' 2" (5.00m x 2.20m)

LIVING ROOM

18' 1" x 17' 7" (5.50m x 5.35m)

DINING ROOM

12' 2" x 7' 1" (3.70m x 2.15m)

PLAYROOM / CINEMA ROOM

15' 3" x 6' 7" (4.65m x 2.00m)

FAMILY ROOM

21' 4" x 10' 0" (6.50m x 3.05m)

KITCHEN

14' 7" x 7' 1" (4.45m x 2.15m)

UTILITY

14' 1" x 6' 9" (4.30m x 2.05m)

GUEST CLOAKROOM

BEDROOM ONE

21' 8" x 11' 6" (6.60m x 3.50m)

ENSUITE

6' 7" x 6' 1" (2.00m x 1.85m)

BEDROOM TWO

12' 8" x 9' 2" (3.85m x 2.80m)

BEDROOM THREE

10' 8" x 8' 6" (3.25m x 2.60m)

BEDROOM FOUR

8' 8" x 7' 10" (2.65m x 2.40m)

BATHROOM

10' 0" x 4' 11" (3.05m x 1.50m)

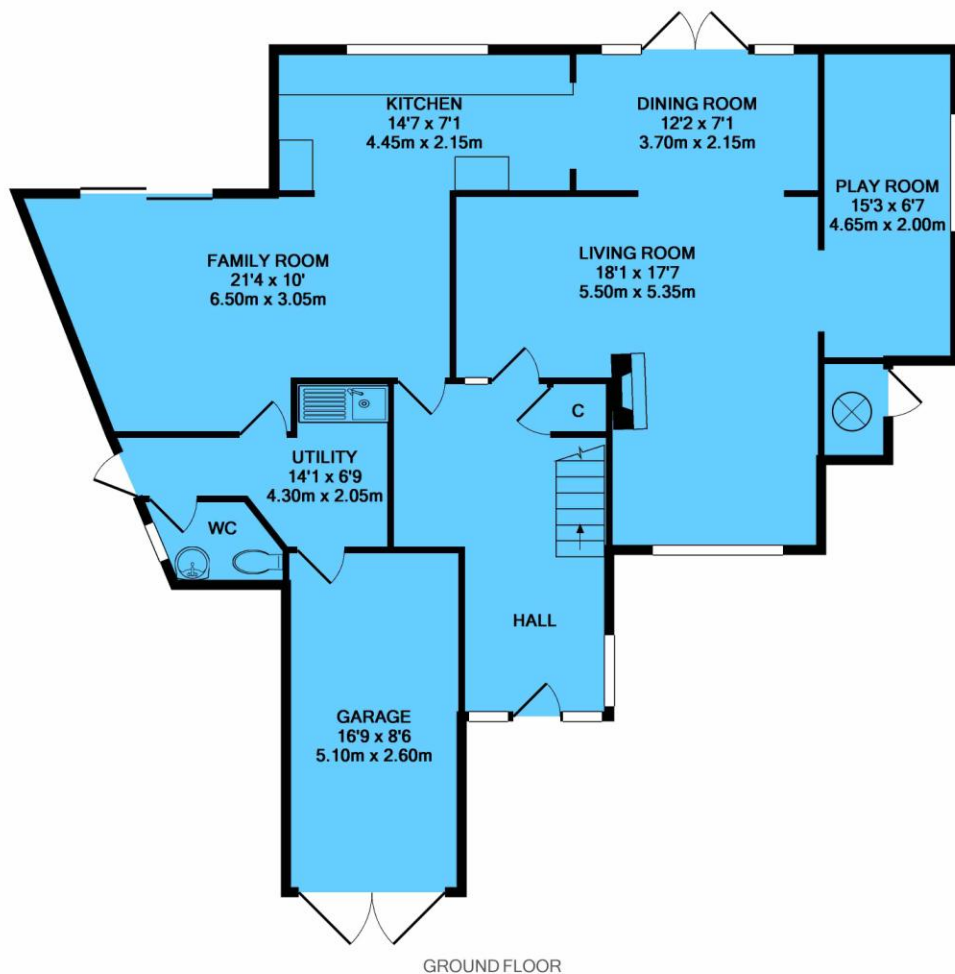
GARAGE

16' 9" x 8' 6" (5.10m x 2.60m)

REAR GARDEN







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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