



8 ERNSFORD CLOSE, DORRIDGE, B93 8QT
ASKING PRICE OF £825,000



- XX NO UPWARD CHAIN

XX Underfloor Heating To Ground Floor

XX Newly Built Detached Bungalow
- XX Four Excellent Bedrooms

XX Absolutely Immaculate

XX Set Behind Automated Gates

- XX Three Luxury Ensuites

XX Garage And Off Road Parking

XX Finished To A High Specification

PROPERTY OVERVIEW

This stunning newly built detached bungalow resides within a quiet cul-de-sac of Dorridge and benefits from a ten year new build guarantee. Set behind automated gates and stoned driveway, this four bedroom detached bungalow is absolutely immaculate and is finished to a high specification throughout to include heavy duty Karndean "Hessian Oak" flooring finish laid in "shipsdeck" pattern to the ground floor. Benefitting from no upward chain, the property briefly affords:- entrance hallway, stunning open plan kitchen / dining / family room finished off with quartz white starlight worktops and with vaulted ceiling, two double bedrooms to the ground floor with luxury Jack and Jill ensuite with porcelain tiles, a further two double bedrooms the first floor both with luxury ensuite with porcelain tiles and one with Juliet balcony, garage and gardens to the side are rear. Early viewing is essential to full appreciate this most beautiful bungalow. Fitted with a Samsung Air Source Heat Pump providing "free" energy and low running costs throughout the year, the ASHP serves the underfloor heating throughout the ground floor and the low surface temperature radiators on the first floor as well as providing the hot water for the property.

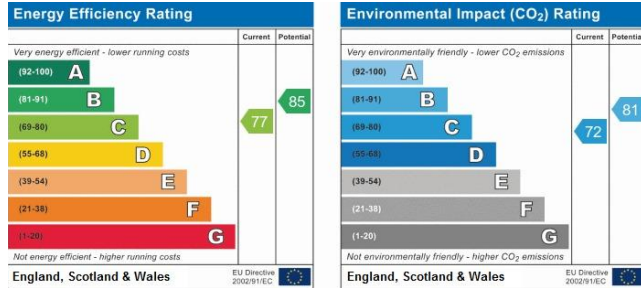
PROPERTY LOCATION

Located within easy walking distance to Dorridge Park, Station and Village and 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	To Be Confirmed
TENURE	Freehold
SERVICES	Mains electricity and water on a meter
BROADBAND	Purchaser to Choose as a New Build
LOFT SPACE	Boarded
GARDEN	Front - South West facing. Rear - North East facing

ITEMS INCLUDED IN THE SALE

Smeg integrated oven and hob, extractor, Lamona fridge & freezer, AEG dishwasher, Neff washing machine, tumble dryer and lights



ON THE FIRST FLOOR

HALLWAY

LIVING ROOM

26' 1" x 19' 11" (7.94m x 6.08m)

KITCHEN

20' 7" x 11' 4" (6.28m x 3.45m)

BEDROOM ONE

12' 11" x 9' 9" (3.94m x 2.96m)

BEDROOM FOUR

11' 11" x 9' 10" (3.64m x 2.99m)

ENSUITE

10' 2" x 4' 9" (3.09m x 1.44m)

BEDROOM TWO

15' 7" x 11' 5" (4.74m x 3.48m)

ENSUITE

7' 1" x 4' 9" (2.16m x 1.44m)

BEDROOM THREE

19' 10" x 11' 4" (6.05m x 3.46m)

ENSUITE

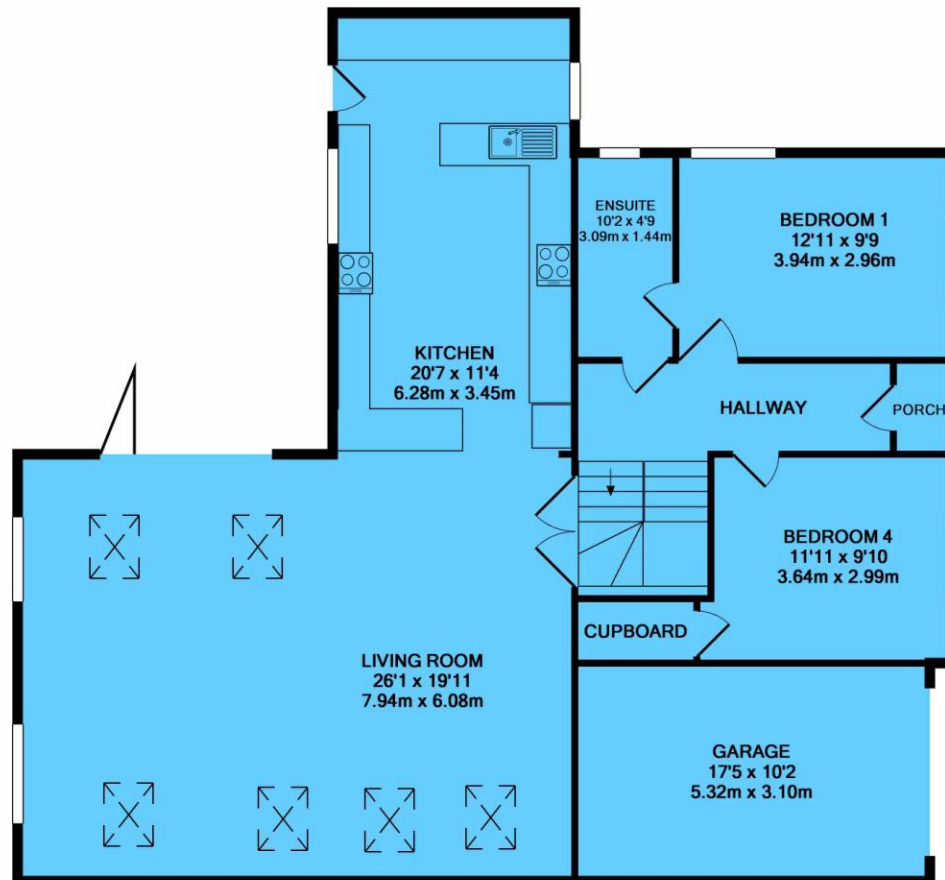
10' 2" x 5' 7" (3.11m x 1.71m)

GARAGE

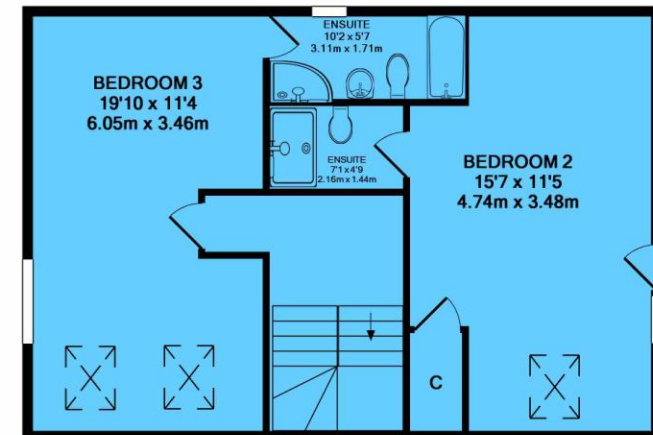
17' 5" x 10' 2" (5.32m x 3.10m)

REAR GARDEN





GROUND FLOOR



1ST FLOOR

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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