



THE OLD SCHOOL HOUSE , WIDNEY ROAD , BENTLEY HEATH, B93 9BH  
ASKING PRICE OF £289,950





» No Upward Chain

» Converted From Victorian School House

» Unique Property With Plenty Of Charm

» One Bedroom With Study/Nursery

» Living Room

» Modern Kitchen

» Large Bathroom With Separate Shower & Bath

» Views Over The Park To Front

» Allocated Parking

### PROPERTY OVERVIEW

This beautifully presented one bedroom character property with its arched windows and grand front door, is part of a converted Victorian School House which is conveniently located for all local amenities and schools. The property has been immaculately maintained and presented and includes a large entrance hallway, modern fitted kitchen and open plan living / dining room. Boasting immense amounts of natural charm this stunning duplex character property also affords a double bedroom to the first floor with a further versatile room which could be used as either a study, nursery or additional bedroom and leads into a large bathroom with separate bath and shower. Being located directly opposite Bentley heath park and also benefitting from allocated parking this superb and unique property is suitable for those seeking their first home, those looking to downsize or is an ideal investment opportunity. Briefly the property affords large entrance hallway, guest cloakroom, kitchen, living room / dining room, living room with large bay window, modern kitchen, one double bedroom with spacious fitted wardrobes, study / dressing room or nursery, large spacious bathroom. Please contact Xact Homes on 01564 777284 to view.

### 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.

<b>COUNCIL TAX</b>	Band C
<b>TENURE</b>	Leasehold - 110 years remaining
<b>SERVICES</b>	Mains gas, electricity and sewers
<b>BROADBAND</b>	Virgin Media - Fibre optic
<b>LOFT SPACE</b>	With lighting
<b>GARDEN</b>	Open aspect to park
<b>SERVICE CHARGE</b>	Nil
<b>GROUND RENT</b>	£870.00 pa

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains and shutters, some light fittings and fitted wardrobe in one bedroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

### **HALL**

11' 6" x 10' 10" (3.51m x 3.31m)

### **LIVING ROOM**

13' 0" x 11' 8" (3.96m x 3.56m)

### **KITCHEN**

8' 0" x 7' 0" (2.44m x 2.13m)

### **WC**

5' 8" x 3' 3" (1.72m x 0.99m)

### **FIRST FLOOR**

#### **BEDROOM**

11' 10" x 9' 9" (3.60m x 2.98m)

#### **NURSERY/STUDY AREA**

8' 7" x 6' 9" (2.62m x 2.06m)

#### **BATHROOM**

11' 7" x 5' 6" (3.55m x 1.68m)

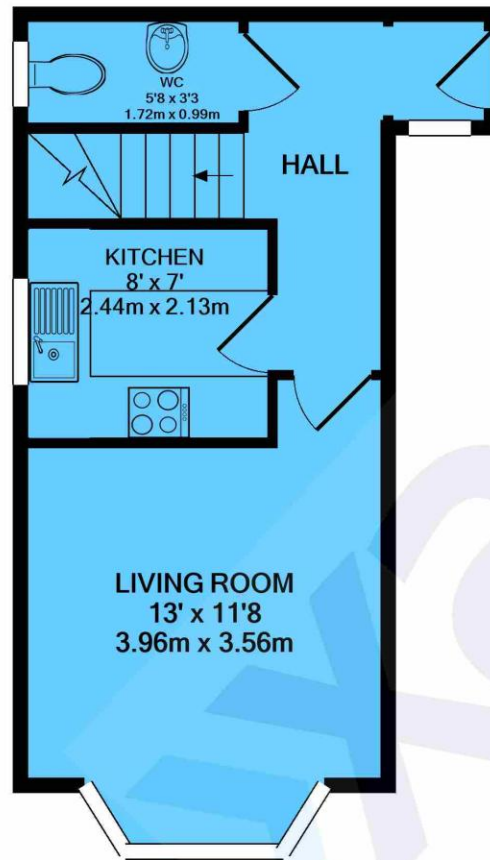
### **OUTSIDE THE PROPERTY**

#### **ALLOCATED PARKING**

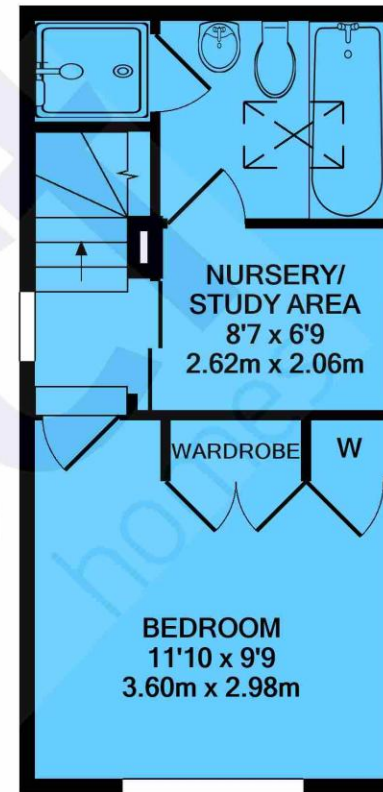








GROUND FLOOR  
APPROX. FLOOR  
AREA 312 SQ.FT.  
(29.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 286 SQ.FT.  
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.6 SQ.M.)

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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