



WIDNEY ROAD, BENTLEY HEATH, B93 9BL  
ASKING PRICE OF £400,000

DRAFT



»X No Upward Chain

»X Extended Three Bedroom Semi Detached

»X Arden Academy Catchment

»X Living/Dining Room

»X Kitchen

»X Conservatory

»X Family Bathroom

»X Off Road Parking

»X Private Rear Garden

## PROPERTY OVERVIEW

Offered to the market with NO UPWARD CHAIN is this extended three bedroom traditional semi detached. The property benefits from being set back behind a large tarmacadam and block paved driveway, has a well presented private rear garden and resides within the Arden Academy Catchment. Briefly the property affords: - enclosed porch, entrance hallway, guest cloakroom, living/dining room, conservatory, kitchen, utility, three bedrooms and family bathroom. Outside, the property enjoys a north east facing rear garden with a shaped lawn and well stocked borders. Viewing is strictly via Xact Homes on 01564 777284.

## 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

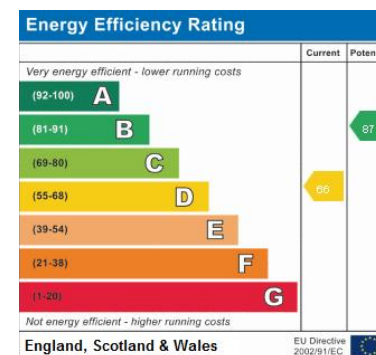
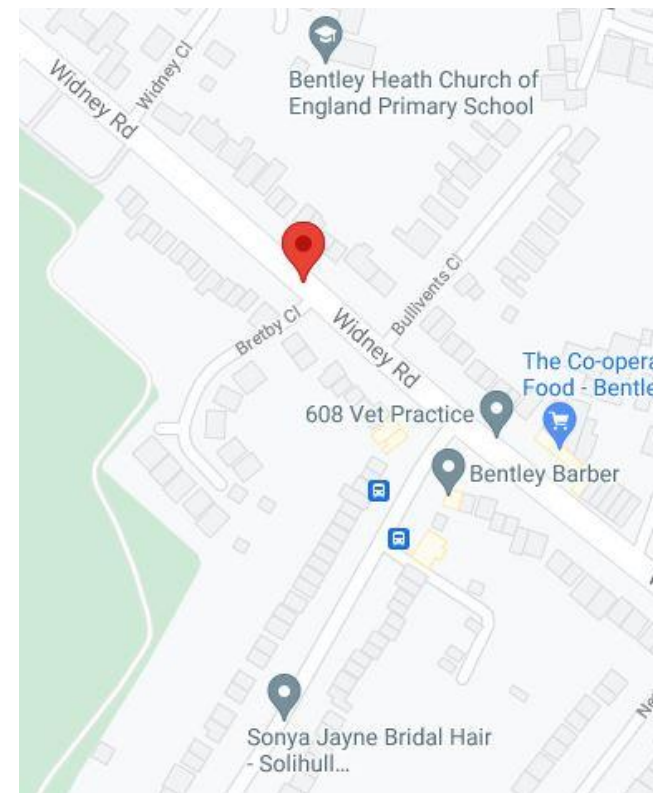
**SERVICES** Water meter, mains gas, electricity and sewers

**BROADBAND** Sky, BT & Virgin

**GARDEN** North east facing

## ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, some curtains, blinds and light fittings and garden shed.



**PORCH**

**HALL**

**LIVING/DINING ROOM**

27' 3" x 10' 4" (max) (8.30m x 3.15m)

**KITCHEN**

11' 10" x 8' 8" (3.60m x 2.65m)

**CONSERVATORY**

11' 10" x 9' 2" (3.60m x 2.80m)

**UTILITY**

11' 8" x 5' 9" (3.55m x 1.75m)

**WC**

**FIRST FLOOR**

**BEDROOM ONE**

11' 4" x 10' 4" (max) (3.45m x 3.15m)

**BEDROOM TWO**

10' 6" x 10' 4" (3.20m x 3.15m)

**BEDROOM THREE**

6' 7" x 5' 9" (2.00m x 1.75m)

**BATHROOM**

6' 6" x 5' 8" (2.00m x 1.75m)

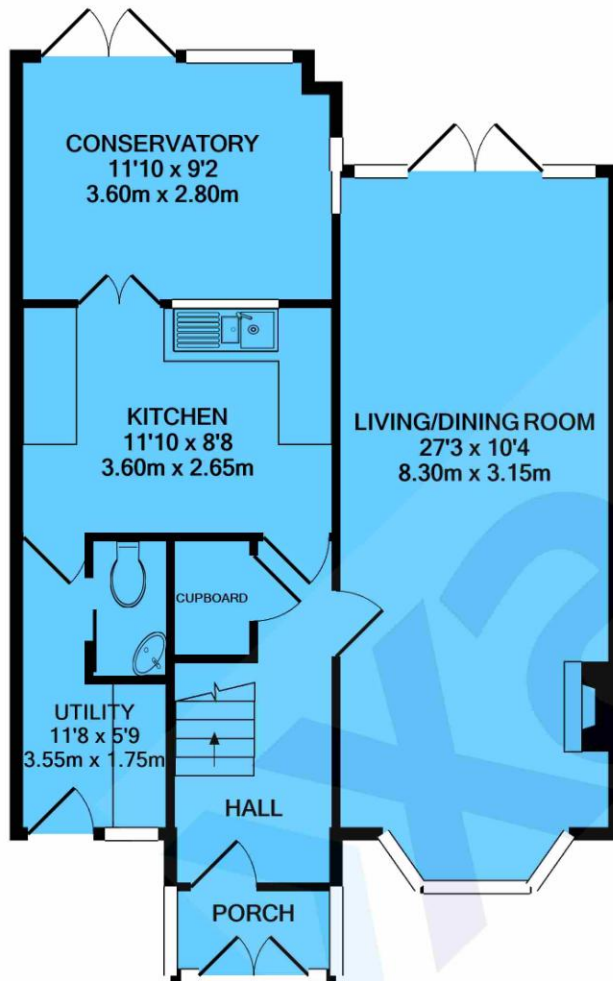
**OUTSIDE THE PROPERTY**

**OFF ROAD PARKING**

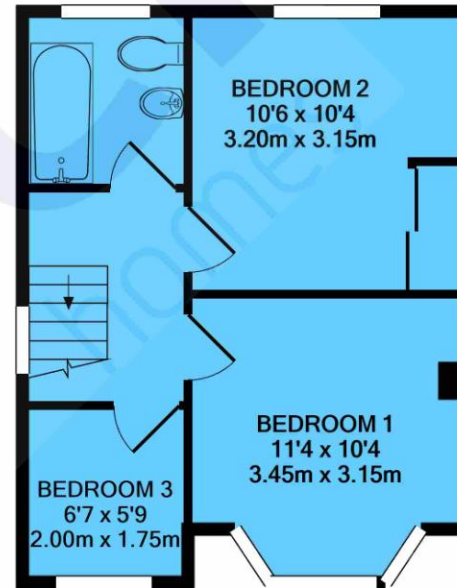
**NORTH EAST FACING REAR GARDEN**







GROUND FLOOR  
APPROX. FLOOR  
AREA 638 SQ.FT.  
(59.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 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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