



WIDNEY CLOSE, SOLIHULL, B93 9AS
GUIDE PRICE £445,000



- NO UPWARD CHAIN
- Spacious Living Room
- Dressing Room
- Two Bedroom Detached Bungalow
- Fitted Kitchen
- Bathroom

- Over 58's Only
- Principal Bedroom
- Rear Garden Mainly Laid With Lawn

PROPERTY OVERVIEW

Offered to the market with NO UPWARD CHAIN is this superb detached one bedroom (formerly two bedroom) bungalow which is set in a highly sought after cul-de-sac in Bentley Heath just a short walk from all local amenities and is offered to over 58's only. The property sits behind a foregarden and a large driveway providing parking for multiple vehicles. Briefly the property affords an entrance hallway leading to all ground floor accommodation which includes a spacious L-shaped living / dining room with sliding doors opening into a large conservatory and benefiting from views to the rear garden, a fitted kitchen with integrated electric oven and gas hob, a large principal bedroom with an excellent dressing room which was previously the second bedroom, this however has been converted into a dressing room with extensive fitted wardrobes. The garage space has been converted into a utility and further reception room or bedroom, however, we understand this does not have the necessary building control and regularisation approval. Outside the property enjoys a beautiful private rear garden which backs onto a peaceful coppice / nature reserve and is mainly laid with lawn and includes a patio seating area. Access is also provided into a large and useful store which runs the full length of the property. To view this rare opportunity to purchase a bungalow located in a quiet cul-de-sac please contact 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

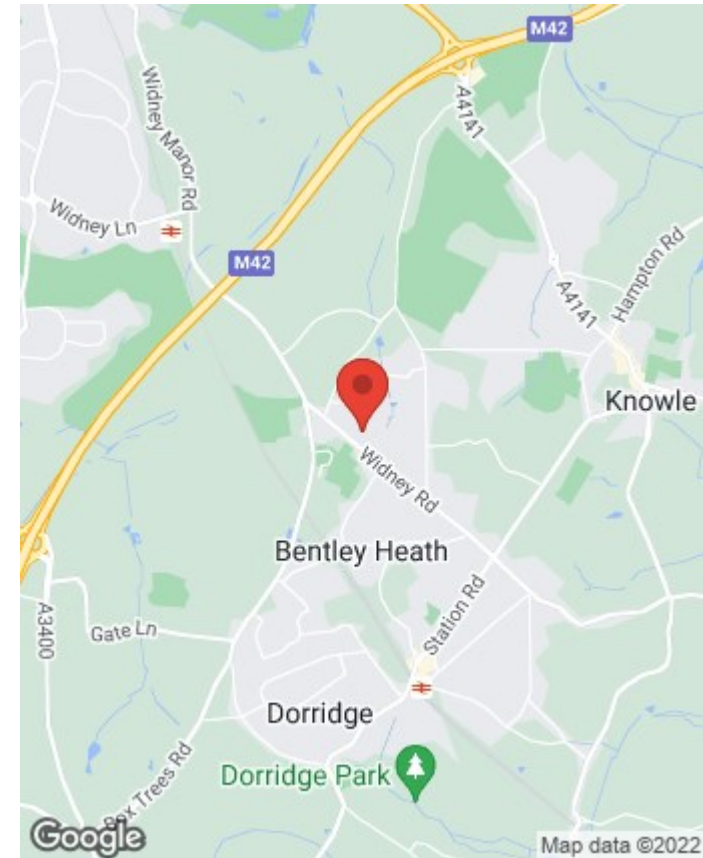
Band D

TENURE

Freehold

SERVICES

Water meter, mains gas, electricity and sewers



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

BROADBAND

Virgin Media - Fibre optic

LOFT SPACE

Part boarded

GARDEN

North East facing

ITEMS INCLUDED IN THE SALE

Integrated oven and hob, extractor, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

HALL

LIVING ROOM 18'1" x 15'9"

CONSERVATORY 18'1" x 8'8"

KITCHEN 11'6" x 8'0"

UTILITY 10'6" x 6'7"

SIDE STORE 16'5" x 9'2"

PRINCIPAL BEDROOM 12'10" x 9'2"

DRESSING ROOM 9'6" x 8'6"

BEDROOM TWO 9'10" x 7'9"

BATHROOM 9'6" x 5'11"

WC 8'6" x 2'11"

OUTSIDE THE PROPERTY

OFF ROAD PARKING

NORTH EAST FACING REAR GARDEN

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





