



St. Phillips Grove, Bentley Heath

Guide Price £875,000





PROPERTY OVERVIEW

This immaculately presented five bedroom detached property, which has been significantly extended and updated by the existing owners is set on a highly sought after and quiet cul-de-sac in Bentley Heath. The ground floor accommodation is accessed via a welcoming entrance hallway connecting all reception rooms and consists of a stunning open plan kitchen / diner / family room which has been updated to a high specification and benefits from fully fitted appliances, a superb living area with space for ample seating, views to the rear garden and an abundance of natural light throughout. The remainder of the ground floor is made up of a spacious living room with French doors opening out to the rear garden; dining room/study, practical utility room with fitted units and sink; and a downstairs toilet. The first floor is made up of four bedrooms, one of which is a generously sized principal bedroom with a modern ensuite and dressing room. The remaining bedrooms are all good sized doubles with bedroom two benefiting from an ensuite shower room.





The second floor comprises of a double bedroom with eaves storage, a shower room and a dressing room with fitted storage. Outside the property enjoys a lawned rear garden with a patio seating area, a double garage with electric doors and a large tarmac driveway providing parking for multiple vehicles. To view this outstanding property call Xact Homes today on 01564 777284.

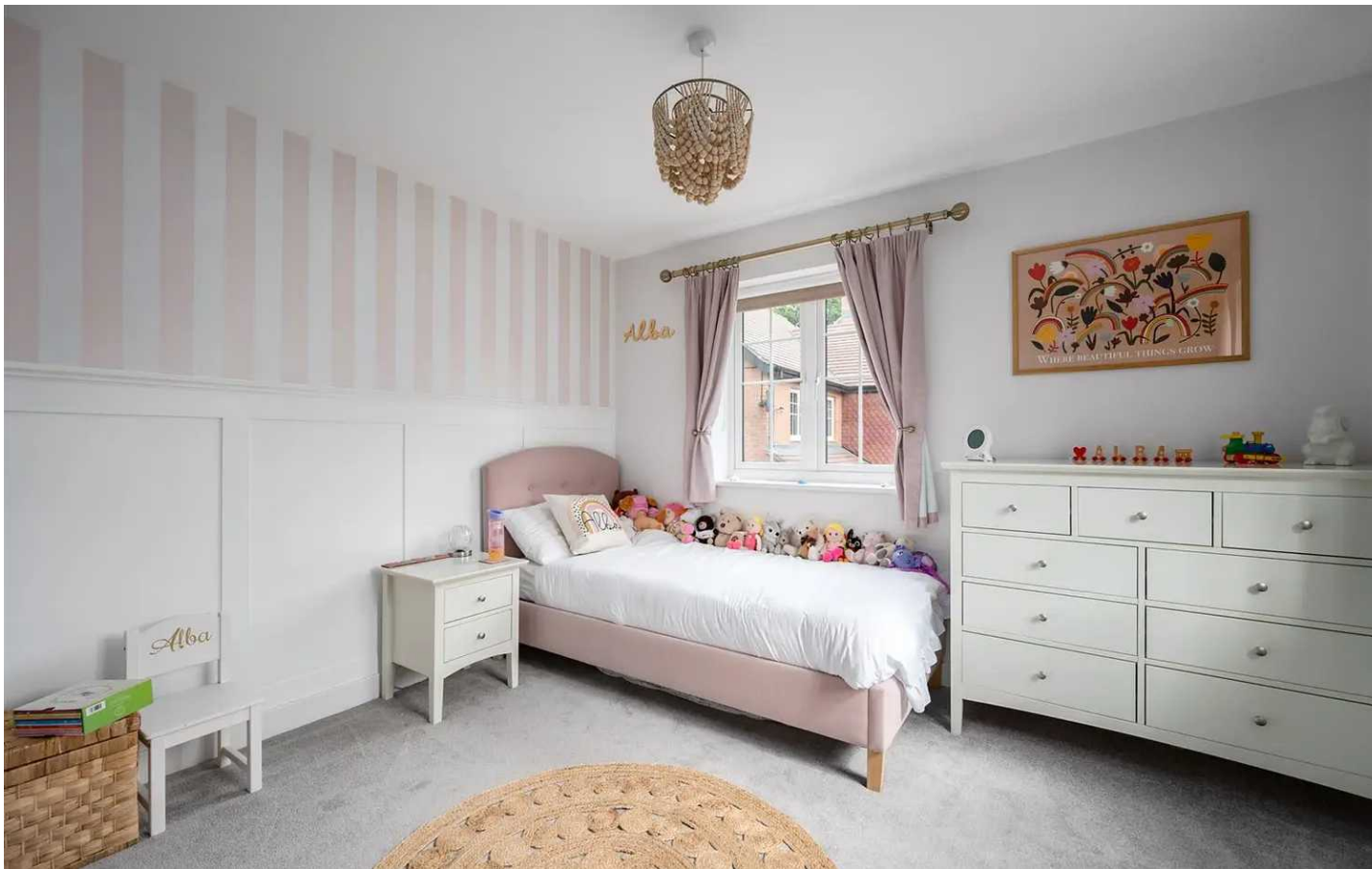
PROPERTY LOCATION

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: G

Tenure: Freehold





- Five Bedroom Detached
- Immaculately Presented
- Significantly Extended & Updated
- Open Plan Kitchen / Diner / Family Room
- Living Room
- Three Reception Rooms
- Three Ensuite & Family Bathroom
- Rear Garden With Patio Area
- Double Garage & Large Driveway

HALL

WC

LIVING ROOM

9' 8" x 11' 12" (2.95m x 3.65m)

DINING ROOM/STUDY

12' 6" x 11' 4" (3.81m x 3.45m)

KITCHEN/DINER

22' 2" x 15' 3" (6.75m x 4.65m)

FAMILY ROOM

22' 2" x 11' 12" (6.75m x 3.65m)





FIRST FLOOR

PRINCIPAL BEDROOM

20' 0" x 13' 1" (6.1m x 4m)

DRESSING ROOM

ENSUITE

7' 3" x 7' 3" (2.2m x 2.2m)

BEDROOM TWO

11' 6" x 10' 12" (3.5m x 3.35m)

ENSUITE

8' 0" x 4' 9" (2.45m x 1.45m)

BEDROOM THREE

12' 4" x 10' 4" (3.75m x 3.15m)

BEDROOM FOUR

10' 8" x 8' 10" (3.25m x 2.7m)

BATHROOM

7' 10" x 6' 5" (2.4m x 1.95m)

SECOND FLOOR

BEDROOM FIVE

12' 4" x 9' 10" (3.75m x 3m)

WALK IN WARDROBE

9' 4" x 4' 11" (2.85m x 1.5m)

ENSUITE

9' 4" x 4' 7" (2.85m x 1.4m)



OUTSIDE THE PROPERTY

DOUBLE GARAGE

11' 12" x 11' 12" (3.65m x 3.65m)

NORTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch fridge, Bosch freezer, Bosch fridge freezer, Bosch dishwasher, all carpets, fitted wardrobes in one bedroom, upstairs dressing area furniture, garden shed, CCTV and electric garage doors.

ADDITIONAL INFORMATION

Services - Water meter, mains gas, electricity and sewers
Broadband - BT - Fibre optic
Loft Space - Boarded in edges

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.



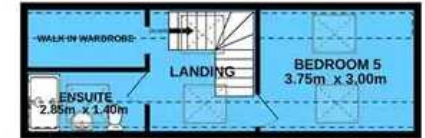
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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