



Widney Road, Bentley Heath

Guide Price £450,000





PROPERTY OVERVIEW

Located on a popular road of Bentley Heath is this three bedroom semi-detached property within walking distance to all local amenities and schools. The property is set behind a gravel driveway providing parking for multiple vehicles and is accessed via a welcoming entrance hallway with ample storage. The ground floor accommodation consists of:- a magnificent open plan kitchen / dining room with integrated appliances; a living room with electric fire place and bay window over looking the front of property; and a family room to the rear opening out to the garden through a set of French doors. The first floor is made up of three bedrooms, two of which are spacious doubles with fitted wardrobes and all bedrooms are serviced by a family bathroom. Outside the property enjoys a south-facing rear garden which is mainly laid with lawn and patio seating area.

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

- Three Bedroom Semi-Detached Property
- Excellent Kitchen / Dining Room
- Living Room
- Three Bedrooms
- Family Room
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- South Facing Rear Garden

ENTRANCE HALLWAY

KITCHEN / DINING ROOM

16' 1" x 11' 12" (4.9m x 3.65m)

LIVING ROOM

10' 4" x 11' 12" (3.15m x 3.65m)

FAMILY ROOM

16' 1" x 9' 4" (4.9m x 2.85m)

FIRST FLOOR

BEDROOM ONE

11' 12" x 10' 6" (3.65m x 3.2m)

BEDROOM TWO

11' 12" x 10' 6" (3.65m x 3.2m)

BEDROOM THREE

7' 5" x 5' 11" (2.25m x 1.8m)

BATHROOM

7' 9" x 5' 11" (2.35m x 1.8m)





OUTSIDE THE PROPERTY

SOUTH-FACING REAR GARDEN

ITEMS INCLUDED IN SALE

Baumatic integrated oven and hob, Baumatic microwave, Beko washing machine, all carpets, blinds and light fittings, fitted wardrobes in two bedrooms and a garden shed.

ADDITIONAL INFORMATION

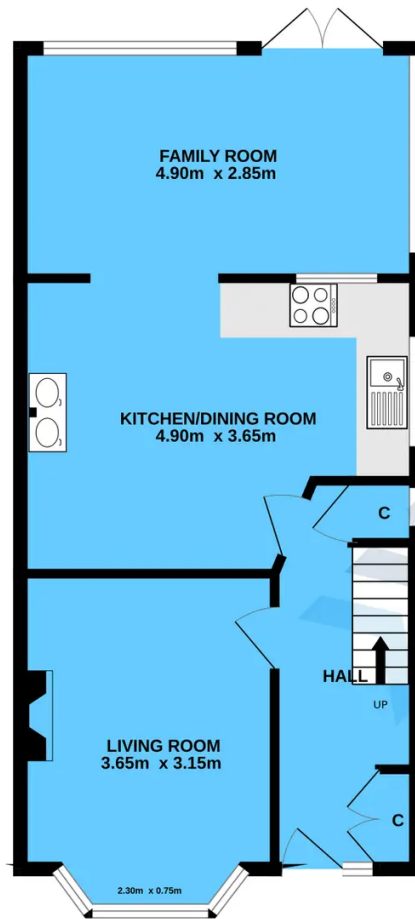
Services - mains gas, electricity and sewers. Broadband - Virgin.

MONEY LAUNDERING REGULATIONS

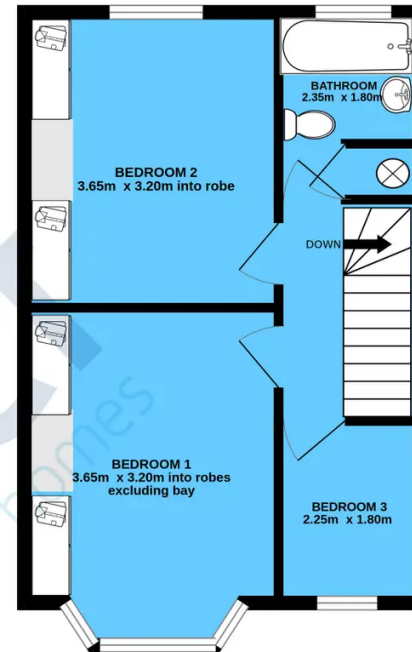
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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