



## Widney Road, Bentley Heath

Guide Price £530,000





## PROPERTY OVERVIEW

This immaculately presented four bedroom semi-detached property is set over three floors and has been comprehensively extended and updated throughout by the existing owners. The property is set behind a wide tarmac driveway providing parking for multiple vehicles and is accessed via a welcoming entrance hallway with Karndean flooring throughout the ground floor, laid in a continuous flow. At the heart of the property is a stunning open plan kitchen / dining room and modern fitted units with a spacious family room benefiting from views of the rear garden and an abundance of natural light throughout courtesy of a large lantern skylight. The remainder of the ground floor accommodation is made up of a large living room with a bay window overlooking the front of the property and a practical utility room with fitted units and a downstairs toilet. The first floor is made up of three bedrooms, two of which are generously sized doubles with the third bedroom offering versatility to be used as a home office and a modern family bathroom servicing all bedrooms. The second floor is made up of a double bedroom with excellent views of the rear garden. Outside the property enjoys a south-facing rear garden which is mainly laid with lawn and includes a large patio seating area and log cabin. To view this outstanding property call Xact Homes today on 01564 777 284.





#### 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

- Four Bedroom Semi-Detached Property
- Comprehensively Update & Extended
- Open Plan Kitchen / Dining / Family Room
- Living Room
- Practical Utility Room
- Four Bedrooms
- Modern Family Bathroom
- South-Facing Rear Garden
- Large Principal Bedroom





## ENTRANCE HALLWAY

### LOUNGE

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

### KITCHEN/DINER

18' 1" x 11' 10" (5.5m x 3.6m)

### FAMILY ROOM

18' 1" x 8' 8" (5.5m x 2.65m)

### UTILITY ROOM

4' 11" x 16' 11" (1.5m x 5.15m)

## FIRST FLOOR

### BEDROOM ONE

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

### BEDROOM TWO

11' 12" x 11' 10" (3.65m x 3.6m)

### BEDROOM THREE

5' 11" x 7' 7" (1.8m x 2.3m)

### BATHROOM

5' 11" x 8' 2" (1.8m x 2.5m)

## SECOND FLOOR

### BEDROOM FOUR

11' 6" x 14' 1" (3.5m x 4.3m)





## **OUTSIDE THE PROPERTY**

### **SOUTH FACING REAR GARDEN**

#### **LOG CABIN**

9' 10" x 16' 5" (3m x 5m)

#### **ITEMS INCLUDED IN THE SALE**

Dual fuel range free standing cooker, Howdens extractor, Bosch dishwasher, all carpets, all blinds, all light fittings, garden shed (with electric main lights and sockets), CCTV (google nest thermostat, nest doorbell and nest security to the back) and electric car charger at the front of the property.

#### **AVAILABLE BY SEPARATE NEGOTIATION**

Haier Cube American fridge freezer,

#### **ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains sewers.  
Broadband: BT Fibre to cabinet, copper to house.

#### **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.





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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