



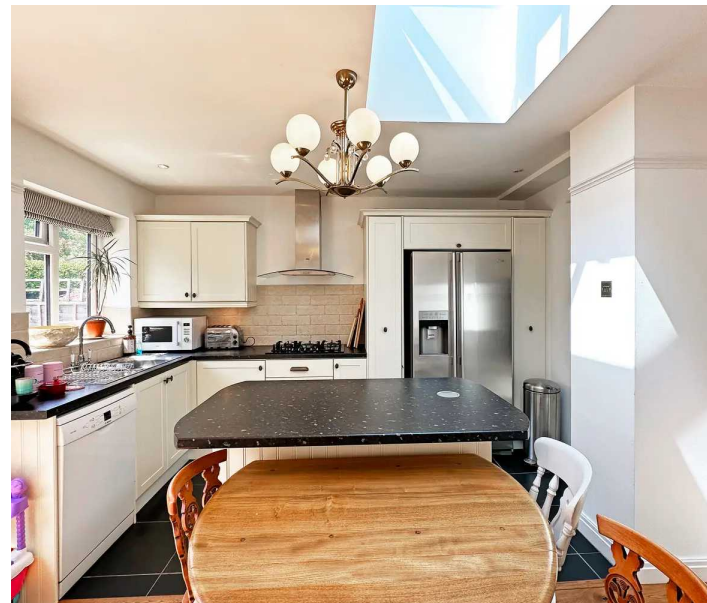
Widney Road, Bentley Heath

Guide Price £460,000



PROPERTY OVERVIEW

This immaculately presented three bedroom semi detached property is located on a highly sought after road in Bentley Heath and is just a short walk from local schools and all amenities. The property is set behind a wide block paved driveway providing ample parking. Upon entering the ground floor accommodation you are greeted by a delightful open hallway which includes an understair toilet / cloakroom. From here you access the excellent spacious living room which includes a large bay window overlooking the driveway and a superb log burner. The open plan kitchen / dining room has been significantly extended and updated to include a fantastic sky lantern providing an abundance of natural light, modern fitted units and worksurfaces, integrated Bosch oven, Neff gas hob and a excellent breakfast bar / island. Off the kitchen is a utility room with fitted storage cupboards, space for a washing machine and a side door. To first floor there are three bedrooms, two of which are large doubles, whilst the remaining single bedroom could also serve as a home office. All bedrooms are serviced by a luxury family bathroom which has been updated to a high specification.

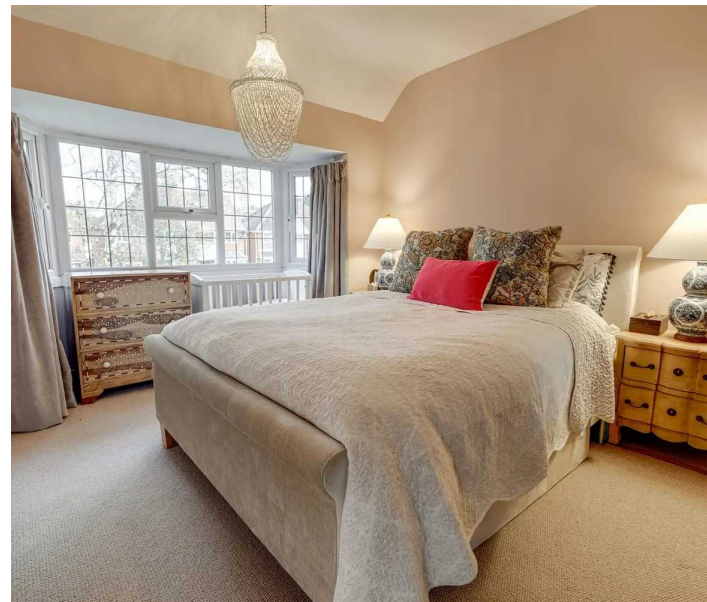
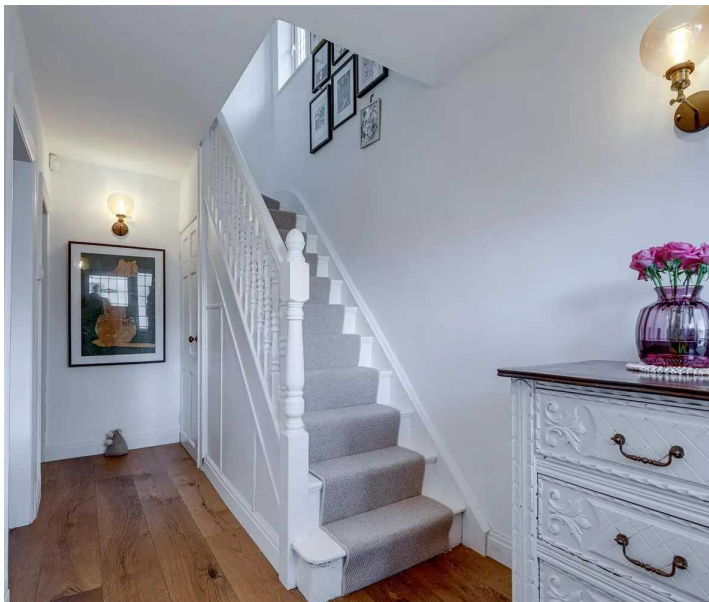




The versatile boarded loft space, whilst not having formalised building regulations, is accessed via a dropdown ladder in the second bedroom and provides the potential for an office should someone be seeking to work from home. Outside the property enjoys a beautiful south facing rear garden which is mainly laid with lawn and includes a patio seating area. To view this lovely family home call Xact Homes on 01564 777284.

PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store.



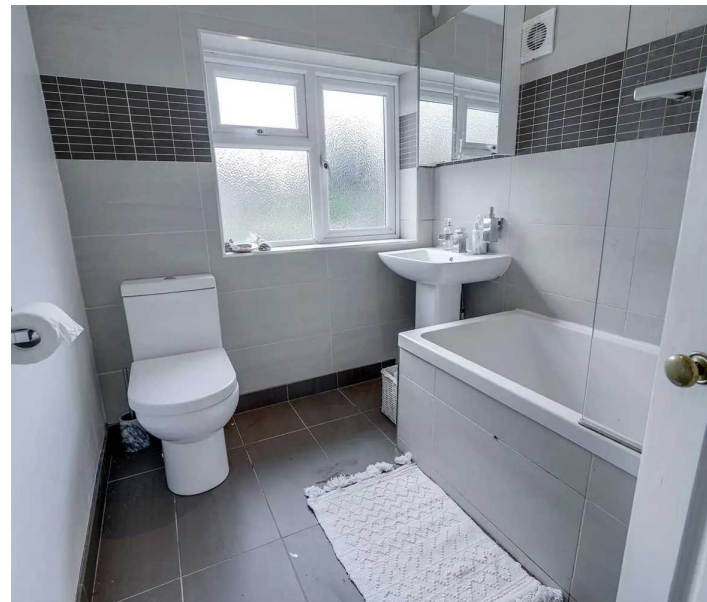


Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: D

Tenure: Freehold

- Semi Detached Property
- Modern Family Bathroom
- Large Principal Bedroom
- EPC Rating D
- Beautiful Rear Garden
- Wide Tarmacadam Driveway
- Open Plan Kitchen / Dining Room
- Practical Utility





HALLWAY

LIVING ROOM

13' 7" x 9' 11" (4.14m x 3.02m)

GUEST WC

OPEN PLAN KITCHEN/DINING ROOM

24' 2" x 15' 4" (7.36m x 4.67m)

UTILITY

7' 5" x 5' 5" (2.26m x 1.65m)

FIRST FLOOR

BEDROOM ONE

13' 9" x 9' 11" (4.19m x 3.02m)

BEDROOM TWO

11' 6" x 9' 11" (3.51m x 3.02m)

BEDROOM THREE

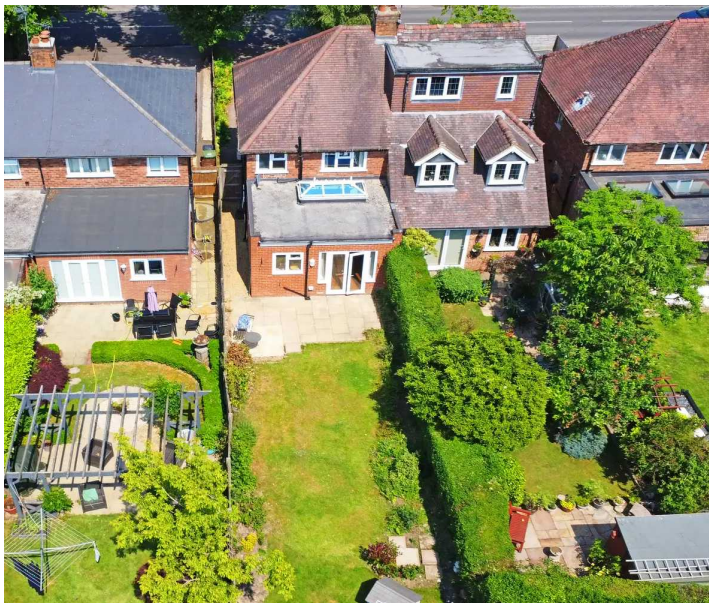
7' 3" x 6' 0" (2.21m x 1.83m)

BATHROOM

5' 12" x 7' 10" (1.82m x 2.39m)

OUTSIDE THE PROPERTY

SOUTH FACING GARDEN





ITEMS INCLUDED IN THE SALE

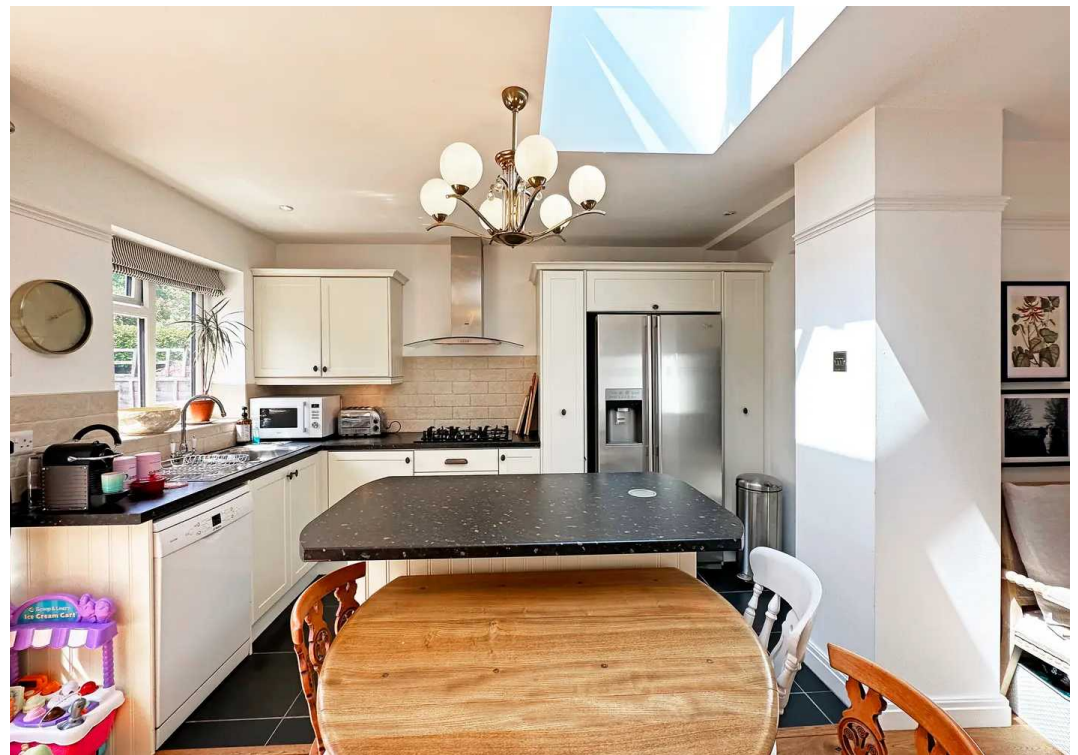
Bosch oven and dishwasher, Neff hob, extractor, LG fridge freezer, Log Burner and all carpets

ADDITIONAL INFORMATION

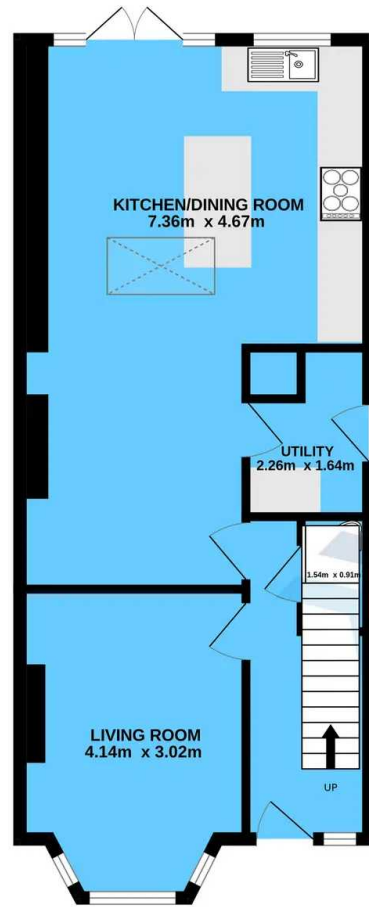
Services - mains gas and electricity. Broadband - TalkTalk. Loft space - boarded with ladder, lighting, carpet and electricity sockets.

MONEY LAUNDERING REGULATIONS

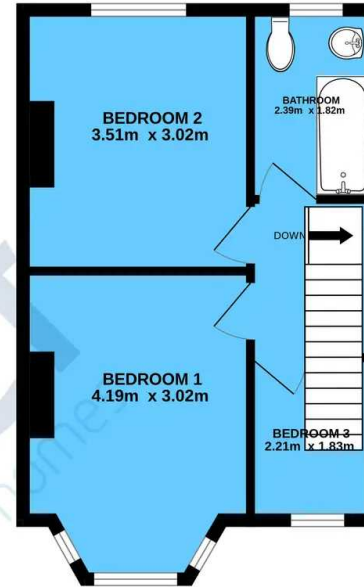
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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