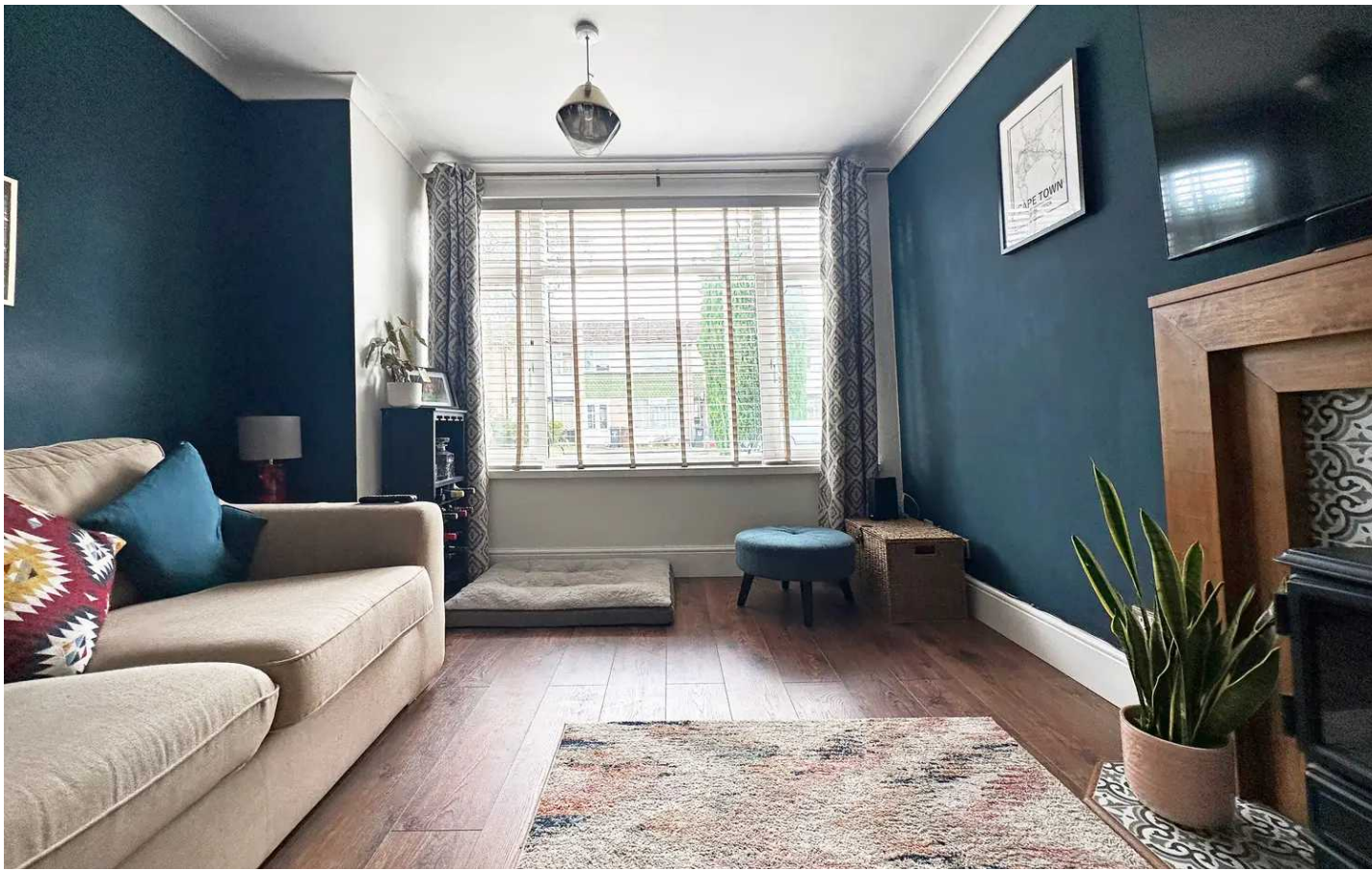




## Clifford Road, Bentley Heath

Guide Price £360,000





## PROPERTY OVERVIEW

An ideal opportunity to purchase this beautifully presented three bed end terraced property which boasts plenty of natural light throughout. The approach to the property is a wide gravel driveway providing parking for multiple vehicles, with a path leading through to the porch. Upon entering the property through the porch, you are welcomed into a well appointed hallway, through which the spacious lounge and kitchen/diner can be accessed. French doors offer access from the kitchen/diner to the stunning landscaped garden. On the first floor level there are three bedrooms, two doubles and a spacious single, as well as a family bathroom with separate toilet. The property benefits from a gas fired central heating and double glazing throughout. To the rear of the property, which can be accessed through a side passage, is a beautifully landscaped garden, laid to lawn with a large patio area to the front of the garden and a smaller patio area to the rear.





#### 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: C

Tenure: Freehold

- Three Bedroom End Terrace
- Beautifully Presented Throughout
- Deceptively Spacious
- Lounge
- Kitchen/Diner
- Bathroom
- Stunning Landscaped Gardens
- Wide Gravel Driveway





**ENCLOSED PORCH**

**ENTRANCE HALLWAY**

**LOUNGE**

16' 5" x 10' 7" (5.00m x 3.22m)

**KITCHEN**

9' 10" x 9' 3" (3.00m x 2.82m)

**DINING AREA**

8' 10" x 7' 6" (2.70m x 2.28m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 10" x 9' 2" (3.90m x 2.79m)

**BEDROOM TWO**

11' 7" x 7' 9" (3.53m x 2.35m)

**BEDROOM THREE**

9' 10" x 7' 1" (2.99m x 2.16m)

**BATHROOM**

6' 6" x 5' 4" (1.97m x 1.62m)

**WC**

**TOTAL SQUARE FOOTAGE**

79.7 sq. mts (858 sq. ft) approx.





#### **OUTSIDE THE PROPERTY**

Accessed through a side passage

#### **WEST FACING GARDEN**

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

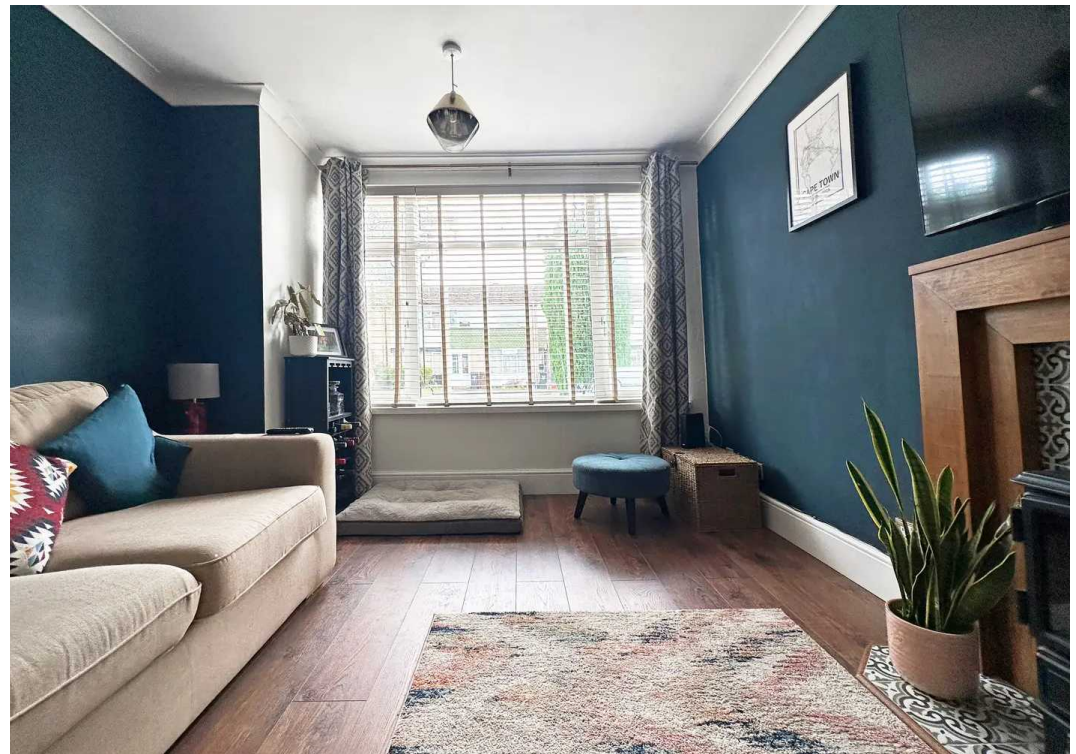
Integrated oven, integrated hob, extractor, Lamona microwave, fridge, freezer, dishwasher, washing machine, all carpets, some curtains, some blinds, fitted wardrobes in bedroom one and garden shed.

#### **ADDITIONAL INFORMATION**

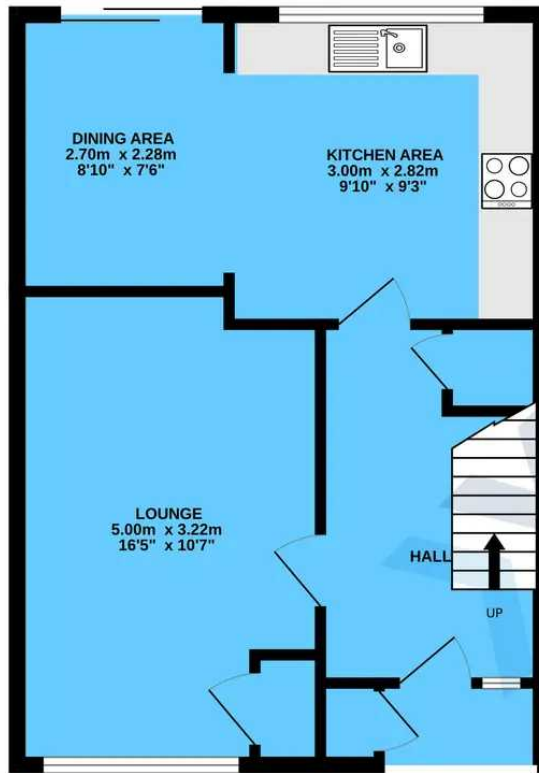
Services: water meter, mains gas, electricity and mains sewers. Broadband: Virgin Fibre-Optic. Loft Space: boarded.

#### **MONEY LAUNDERING REGULATIONS**

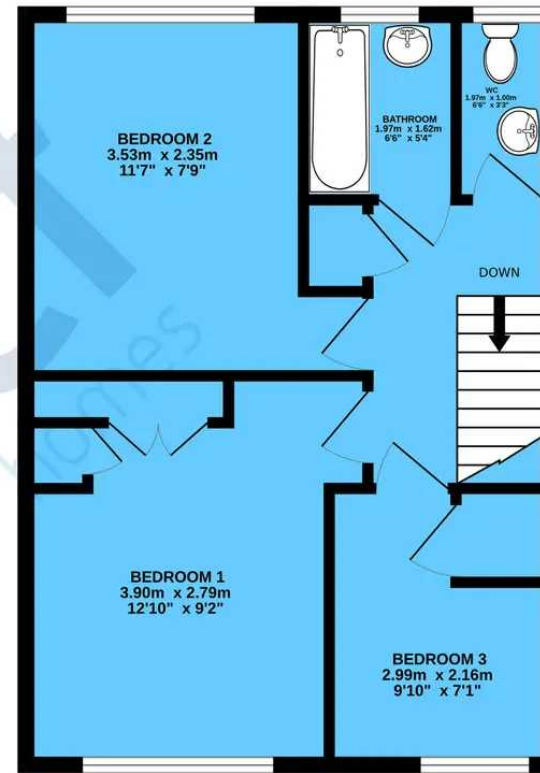
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
40.5 sq.m. (436 sq.ft.) approx.



1ST FLOOR  
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 79.7 sq.m. (858 sq.ft.) approx.

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.

Made with Metropix ©2023

**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

