



Widney Road, Bentley Heath

Guide Price £400,000



PROPERTY OVERVIEW

The Old School House is a unique character property of 4 apartments combining the charm and detail of the Victorian building with modern energy efficiency and comfort. It is situated opposite Bentley Heath Park within easy walking distance of local shops and Post Office. Apartment 3 is a truly special apartment which has been meticulously maintained by the present owner. Located on the first floor, the apartment has its own private entrance and two allocated parking spaces to the front of the property. It is immaculately decorated throughout. The apartment is accessed via an entrance hall with stairs leading into a magnificent open plan living and dining room which has a high Cathedral style vaulted ceiling with impressive Victorian beams and arches and a feature stone window. This room is truly spectacular and sets the tone for the rest of the apartment which consists of two spacious and light double bedrooms with sunny open aspects, a well appointed bathroom and en-suite shower room, and a fully fitted breakfast kitchen having a range of Hotpoint integrated appliances. The principal double bedroom affords a range of fitted wardrobes with the en-suite shower room with Porcelanosa floor tiling and Hans Grohe taps.





The further guest double bedroom is located to the opposite side of the apartment also with fitted wardrobes with adjacent separate family bathroom also finished with Porcelanosa floor tiling and Hans Grohe taps. The large loft space is excellent with an easy-reach ladder, light, power, boarding and insulation. New Worcester Bosch gas combination boiler fitted November 2022. Viewing is essential to fully appreciate this outstanding apartment which offers both balanced accommodation but also many individual design features creating a beautiful home for the discerning buyer. Please contact Xact Homes on 01564 777284 to book your private viewing.

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: Leasehold



- No Upward Chain
- Stunning Two Bedroom Luxury Apartment
- Beautifully Presented With Outstanding Victorian Features
- Two Double Bedrooms & Two Bathrooms
- Cathedral Style Vaulted Ceiling To Open Plan Living And Dining Room
- Located Within A Select & Private Development
- Close To All Local Facilities & Opposite Bentley Heath Park
- Extremely Light & Bright Throughout
- Two Allocated Parking Spaces

FIRST FLOOR

LIVING ROOM

25' 5" x 18' 1" (7.75m x 5.50m)

KITCHEN

12' 10" x 12' 10" (3.90m x 3.90m)

BEDROOM ONE

12' 10" x 12' 10" (3.90m x 3.90m)

ENSUITE

BEDROOM TWO

12' 1" x 11' 10" (3.68m x 3.60m)

BATHROOM

9' 10" x 5' 11" (3.00m x 1.80m)

TOTAL SQUARE FOOTAGE

Total floor area - 91.4 sq.m = 984 sq. ft. approx

OUTSIDE THE PROPERTY

ALLOCATED PARKING





ITEMS INCLUDED IN THE SALE

Hotpoint oven, hob, extractor, fridge freezer and dishwasher, all carpets, curtains, blinds and light fittings.

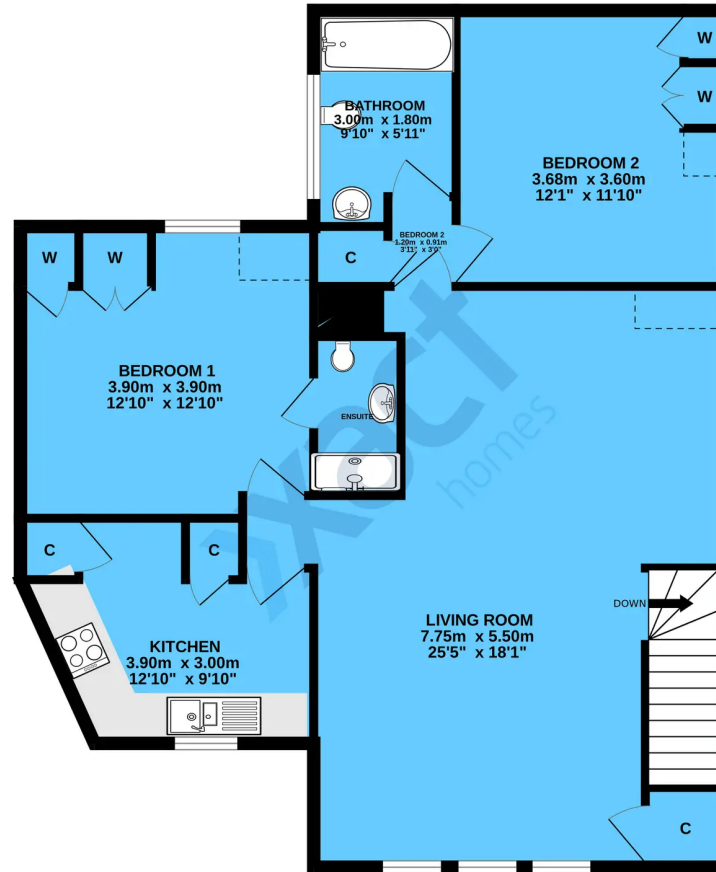
ADDITIONAL INFORMATION

Mains gas, electricity and water on a meter.
Broadband - Using BT line. Loft Space - Boarded with ladder, lighting and sockets. Service Charge £750.00 pa Ground Rent £250 pa Approx 105 years remaining on the lease from 2023.

MONEY LAUNDERING REGULATIONS

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FIRST FLOOR
91.4 sq.m. (984 sq.ft.) approx.



TOTAL FLOOR AREA : 91.4 sq.m. (984 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.
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