



Newlands Road, Bentley Heath

Guide Price £450,000



PROPERTY OVERVIEW

Presenting a wonderful opportunity, this three bedroom end terrace property offers an array of benefits for those seeking a spacious and versatile family home. Situated in a desirable location, this property also presents potential for extension, subject to planning permission.

Upon entering the property, you are greeted by an inviting hallway with ample storage space. The generously sized living room boasts a feature fireplace and a bay window, allowing for an abundance of natural light to flood the room.

The open plan kitchen and dining area provides a perfect space for entertaining guests, with integrated appliances and charming exposed brickwork. Continuing on the ground floor, a practical utility room is accompanied by a convenient downstairs toilet, offering flexibility to be utilised as a home office.

The first floor comprises of three well-proportioned bedrooms, with two doubles and a single bedroom which can be used as a home office or nursery. Completing the accommodation is a family bathroom.





Outside, the rear garden is mainly laid with lawn and features a large patio seating area, perfect for outdoor dining and relaxation. Additionally, the property benefits from a driveway, providing parking for multiple vehicles, as well as a single garage.

This property's prime location, along with its potential for redevelopment and spacious layout, makes it a truly desirable investment opportunity. Viewing is highly recommended to fully appreciate its unique charm and possibilities.

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 Property
- Scope For Extension Subject To Planning Permission
- Living Room
- Open Plan Kitchen / Diner
- Utility / Home Office
- Three Bedrooms
- Family Bathroom
- Lawn Rear Garden
- Driveway & Single Garage

HALLWAY

LIVING ROOM

19' 0" x 12' 0" (5.78m x 3.67m)

KITCHEN / DINING AREA

12' 10" x 10' 5" (3.92m x 3.18m)

UTILITY ROOM / HOME OFFICE

18' 9" x 10' 7" (5.72m x 3.23m)

DOWNSTAIRS WC

FIRST FLOOR

BEDROOM ONE

12' 11" x 10' 7" (3.93m x 3.23m)

BEDROOM TWO

10' 8" x 10' 0" (3.25m x 3.04m)

BEDROOM THREE

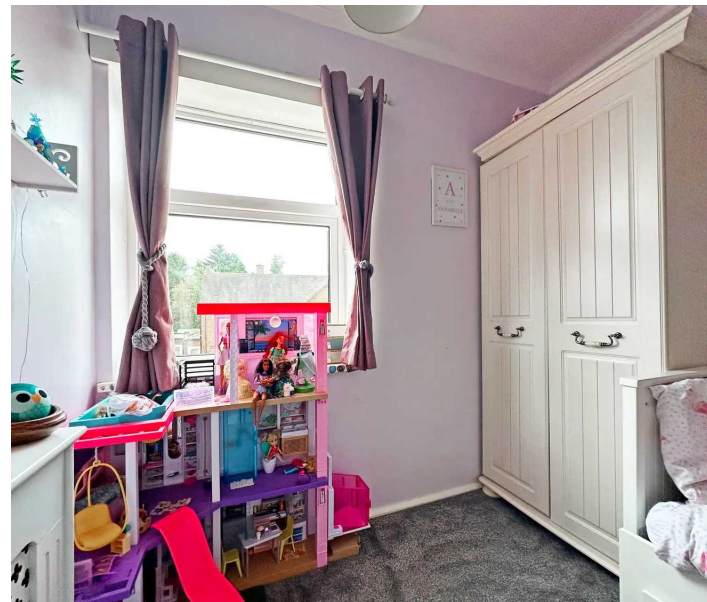
9' 11" x 8' 0" (3.02m x 2.44m)

BATHROOM

8' 0" x 3' 11" (2.44m x 1.20m)

TOTAL SQUARE FOOTAGE

Total floor area: 123.1 sq.m. = 1325 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

20' 4" x 7' 11" (6.20m x 2.42m)

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN SALE

Beko integrated oven, Cooke & Lewis integrated hob, Cooke & Lewis extractor, all carpets, all curtains and all light fittings.

ADDITIONAL INFORMATION

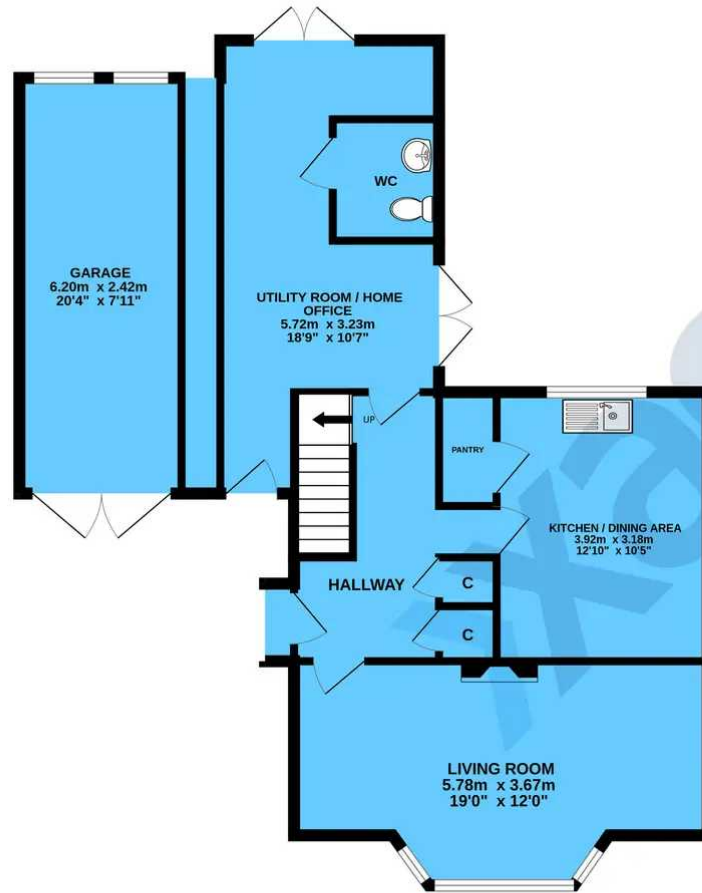
Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

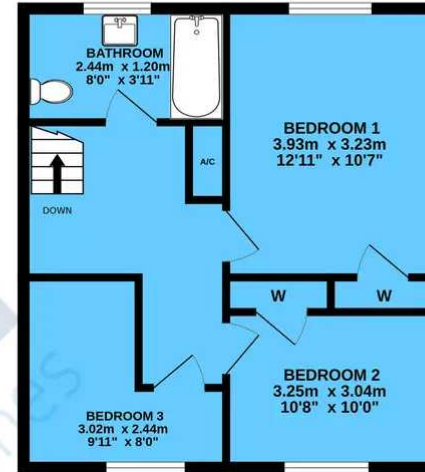
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
80.7 sq.m. (868 sq.ft.) approx.



1ST FLOOR
42.4 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA : 123.1 sq.m. (1325 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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