



Milton Road, Bentley Heath

Guide Price £410,000





PROPERTY OVERVIEW

We are delighted to present this impressive three-bedroom semi-detached property, discreetly positioned on a highly sought-after road in the desirable area of Bentley Heath with the added benefit of NO UPWARD CHAIN.

Upon entering, you are greeted with an inviting hallway that boasts ample storage space for your convenience. As you continue through, you will find a well-proportioned dual aspect living/dining room that benefits from an abundance of natural light, with the added advantage of doors that seamlessly open out to the rear garden, creating a harmonious connection between indoors and outdoors.

The property also boasts a fitted kitchen, thoughtfully designed to optimise functionality and style. Adjacent to the kitchen, you will find a practical utility room (with WC) that provides an additional space for day-to-day tasks and leads directly to a single garage, ensuring ease of access.

Moving upstairs, the first floor accommodates three comfortable bedrooms. Two of the bedrooms are generously sized doubles, perfect for creating a peaceful sanctuary, while the third bedroom offers versatility and can be utilised according to your needs.





All three bedrooms are serviced by a family bathroom, providing convenience for all members of the household.

Completing this home is a rear garden predominantly laid with lawn, offering a private retreat for outdoor activities and relaxation.

In summary, this impressive property offers comfortable living spaces, desirable location, and the potential to create a home tailored to your individual preferences.

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





- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Utility & Single Garage
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Lawn Rear Garden
- Abundance Of Light Throughout

HALLWAY

LIVING/DINING ROOM

22' 9" x 15' 11" (6.94m x 4.84m)

KITCHEN

11' 1" x 8' 6" (3.38m x 2.60m)

UTILITY ROOM

9' 3" x 5' 9" (2.81m x 1.76m)

FIRST FLOOR

BEDROOM ONE

10' 10" x 10' 9" (3.31m x 3.27m)

BEDROOM TWO

10' 9" x 10' 7" (3.28m x 3.22m)

BEDROOM THREE

8' 10" x 7' 11" (2.70m x 2.41m)

BATHROOM

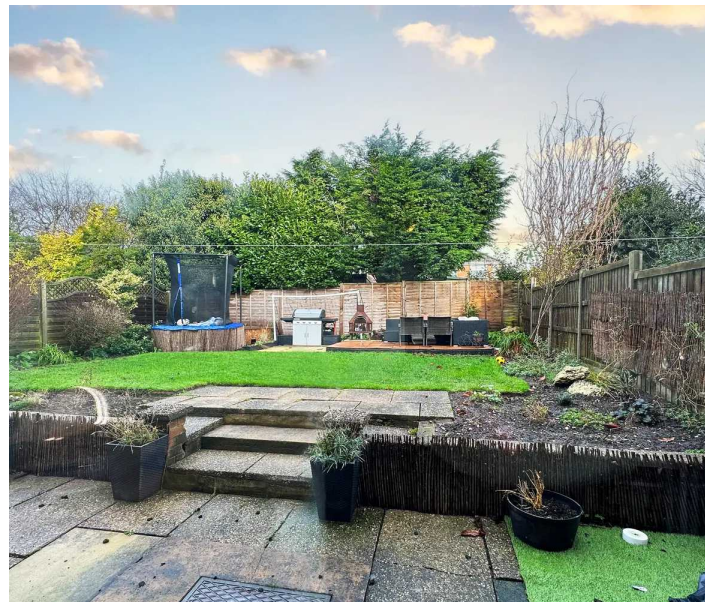
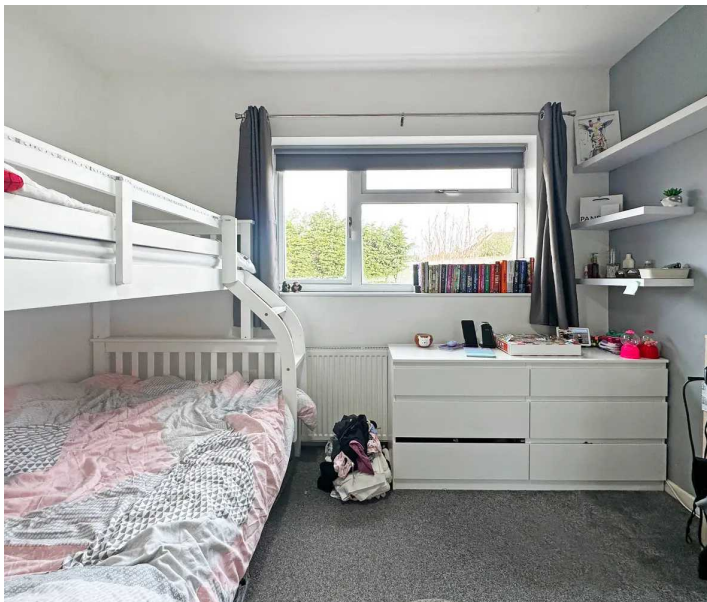
8' 0" x 4' 11" (2.43m x 1.50m)

WC

5' 0" x 2' 7" (1.53m x 0.78m)

TOTAL SQUARE FOOTAGE

Total floor area: 98.1 sq.m. = 1056 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

17' 8" x 7' 5" (5.39m x 2.25m)

ITEMS INCLUDED IN SALE

Free standing cooker, all carpets, fitted wardrobes in three bedrooms and all light fittings.

ADDITIONAL INFORMATION

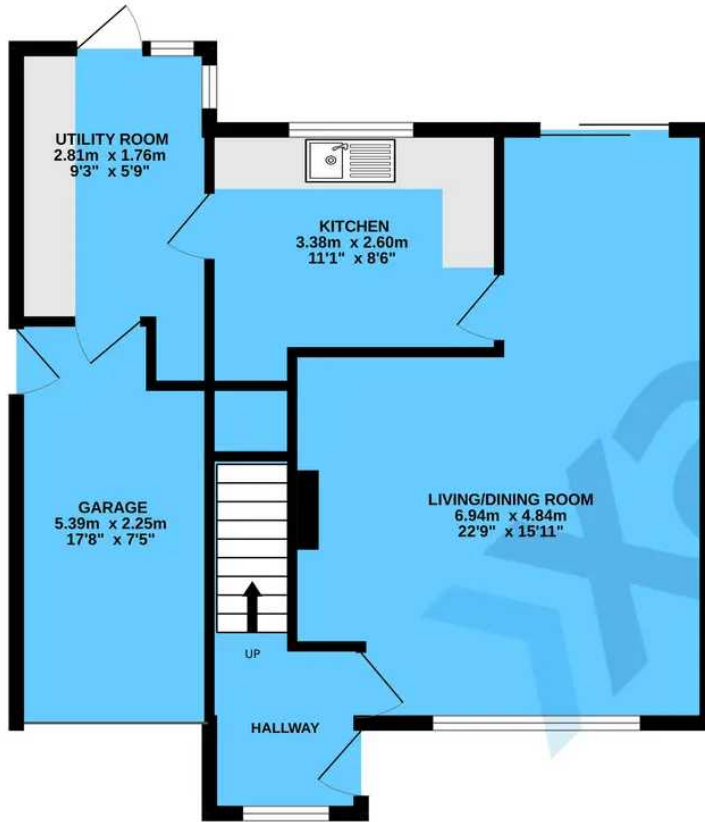
Services - mains gas, electricity and mains sewers.
Loft space - with lighting.

MONEY LAUNDERING REGULATIONS

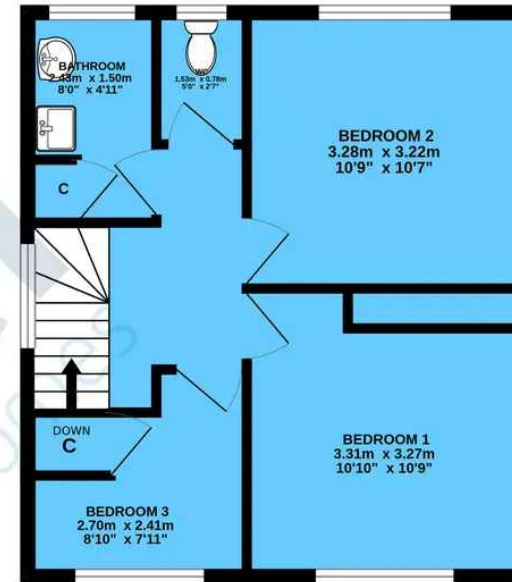
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
59.7 sq.m. (643 sq.ft.) approx.



1ST FLOOR
38.3 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA : 98.1 sq.m. (1056 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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