



## Milton Close, Bentley Heath

Offers in Region of £245,000







## PROPERTY OVERVIEW

Set on a quiet road of Bentley Heath is this two bedroom first floor maisonette offered to the market with the benefit of NO UPWARD CHAIN and benefitting from an enclosed garden to the rear. The property provides an ideal opportunity for first time buyers, investors or downsizers and consists of:- a spacious living room, fitted kitchen with ample space for a dining table, two double bedrooms and a family bathroom.

Outside the property enjoys a lawn front garden and the rear is a West facing rear garden which is mainly laid with lawn with a large storage shed.

To view this property call Xact Homes today on 01564 777284.



- Two Bedroom Maisonette
- No Upward Chain
- Kitchen
- Two Double Bedrooms
- Enclosed Rear Garden with Storage Shed
- Long Lease & No Service Charge
- West Facing Rear Garden





#### 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 facility with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Council Tax band: C

Tenure: Leasehold

#### LIVING ROOM

13' 11" x 12' 0" (4.24m x 3.66m)

#### KITCHEN

10' 10" x 10' 7" (3.30m x 3.23m)

#### BEDROOM ONE

12' 7" x 11' 10" (3.84m x 3.61m)

#### BEDROOM TWO

10' 10" x 9' 9" (3.30m x 2.97m)

#### BATHROOM

#### TOTAL SQUARE FOOTAGE

73 sq.m (786 sq.ft) approx.

#### OUTSIDE THE PROPERTY

**WEST FACING REAR GARDEN**





**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets, curtains and blinds and garden shed.

**ADDITIONAL INFORMATION**

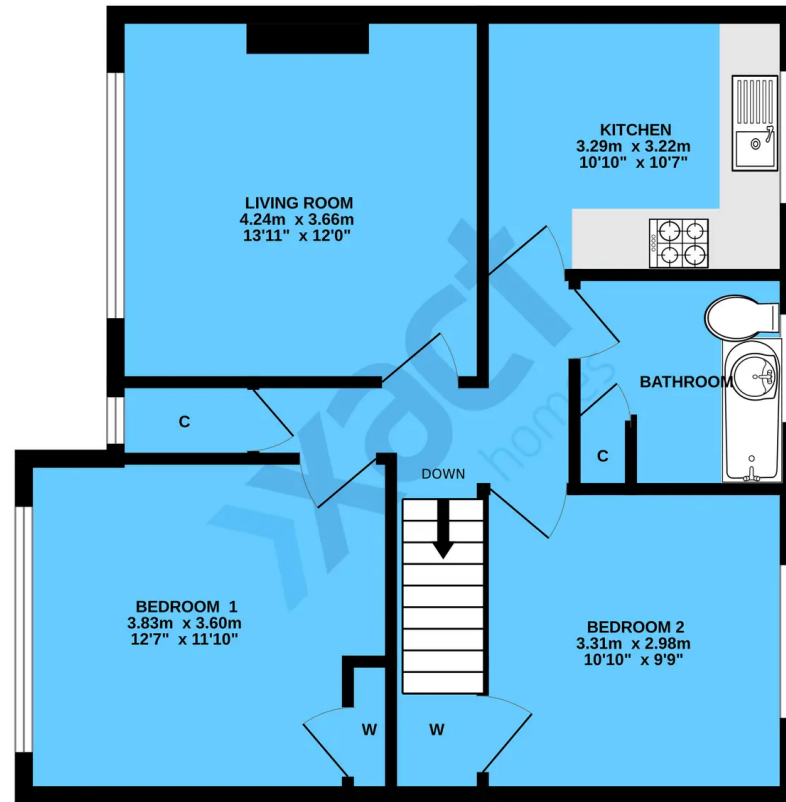
Services - mains gas, electricity and sewers. Ground rent - £50.00 pa

**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.



1ST FLOOR



TOTAL FLOOR AREA : 73.0 sq.m. (786 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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**Xact Homes**

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