



Widney Road, Bentley Heath

Guide Price £475,000



PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire a versatile property, this three double bedroom traditional semi-detached residence invites those seeking a home of remarkable potential in a sought-after location. Offered with the benefit of no upward chain, this property presents outstanding scope for extension and modernisation, making it an ideal prospect for investors and families alike.

The property is currently leasehold, however, the new owners will secure the freehold of the property which will be purchased upon completion. The home is positioned behind a tarmacadam driveway, providing ease of access and ample parking space in addition to the convenience of a garage for vehicle or storage.

This property boasts a prime location that is perfect for families, with proximity to a selection of esteemed local schools and a variety of essential amenities, ensuring a lifestyle of convenience and ease.





Internally, the property is presented with a layout that encompasses a living room, dining room, and a kitchen, offering comfortable spaces for relaxation and dining. The property further accommodates three well-proportioned bedrooms, a family bathroom, and a separate WC, providing ample accommodation for a diverse range of needs and preferences.

A noteworthy feature of this home is the south-facing rear garden, offering a private outdoor space to enjoy and cultivate, with the potential for landscaping to create a personalised oasis for relaxation and recreation.

This traditional semi-detached property exudes charm and character, with its versatile layout and spacious dimensions offering enormous potential for those with creative vision and a desire to craft a bespoke living environment tailored to their unique tastes and requirements.

In light of its exceptional features, advantageous location, and potential for transformation, this property represents a rare opportunity for discerning buyers to secure a home that encapsulates the essence of possibility and promise. Contact us today to arrange a viewing and seize the chance to make this exceptional property your own.





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
- Three Double Bedroom Semi Detached With Outstanding Potential To Extend And Modernise
- Freehold Purchased Upon Completion
- Set Behind Tarmacadam Driveway With Garage
- Perfect For All Local Schools And Local Amenities
- Living Room, Dining Room And Kitchen
- Three Bedrooms, Family Bathroom And Separate WC
- South Facing Rear Garden
- Traditional Semi Detached With Enormous Potential





ENTRANCE HALL

LIVING ROOM

13' 0" x 11' 0" (3.95m x 3.35m)

DINING ROOM

12' 8" x 10' 6" (3.85m x 3.20m)

KITCHEN

8' 8" x 8' 2" (2.65m x 2.50m)

UTILITY AREA

6' 7" x 5' 9" (2.00m x 1.75m)

FIRST FLOOR

BEDROOM ONE

12' 8" x 11' 8" (3.85m x 3.55m)

BEDROOM TWO

13' 0" x 11' 8" (3.95m x 3.55m)

BEDROOM THREE

10' 0" x 8' 2" (3.05m x 2.50m)

BATHROOM

7' 7" x 5' 1" (2.30m x 1.55m)

WC

7' 7" x 2' 6" (2.30m x 0.75m)

TOTAL SQUARE FOOTAGE

Total floor area: 123.0 sq.m. = 1324 sq.ft. approx.

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

GARAGE

16' 5" x 7' 10" (5.00m x 2.40m)



**ITEMS INCLUDED IN SALE**

Free standing cooker, dishwasher, all carpets, all curtains, all light fittings, a garden shed and a greenhouse.

ADDITIONAL INFORMATION

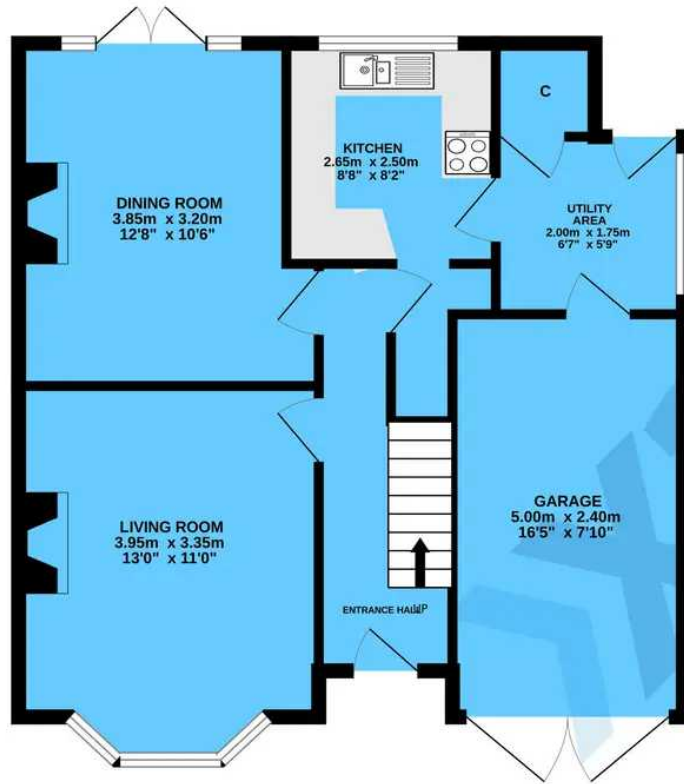
Services - mains gas, electricity and mains sewers.
Loft space - which is boarded. Ground rent - £15.00 (pa).

MONEY LAUNDERING REGULATIONS

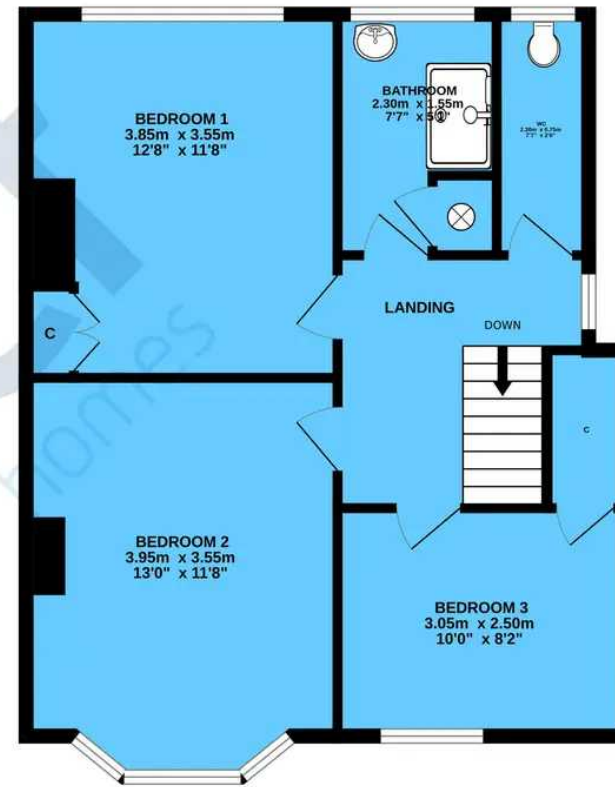
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 123.0 sq.m. (1324 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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