



Bentley Farm Close, Bentley Heath

Guide Price £429,950



PROPERTY OVERVIEW

Nestled within a coveted cul-de-sac, this impressive four-bedroom semi-detached house presents a rare opportunity for those seeking a harmonious blend of comfort and convenience. Situated in the desirable catchment area of Arden Academy.

Upon entering, one is greeted by a versatile layout. The ground floor encompasses a tastefully designed living room, complete with a breakfast kitchen leading to a charming conservatory that floods the space with natural light. The ground floor accommodation also offers a convenient utility room that has a loft space for more storage.

Ascend the stairs to discover three well-appointed bedrooms and one bathroom. The loft room located on the second floor is currently used as a bedroom/sewing room and includes toilet and basin.

Not to be overlooked, this property boasts a versatile loft room, with WC and basin, that can be tailored to suit the specific needs of its inhabitants.





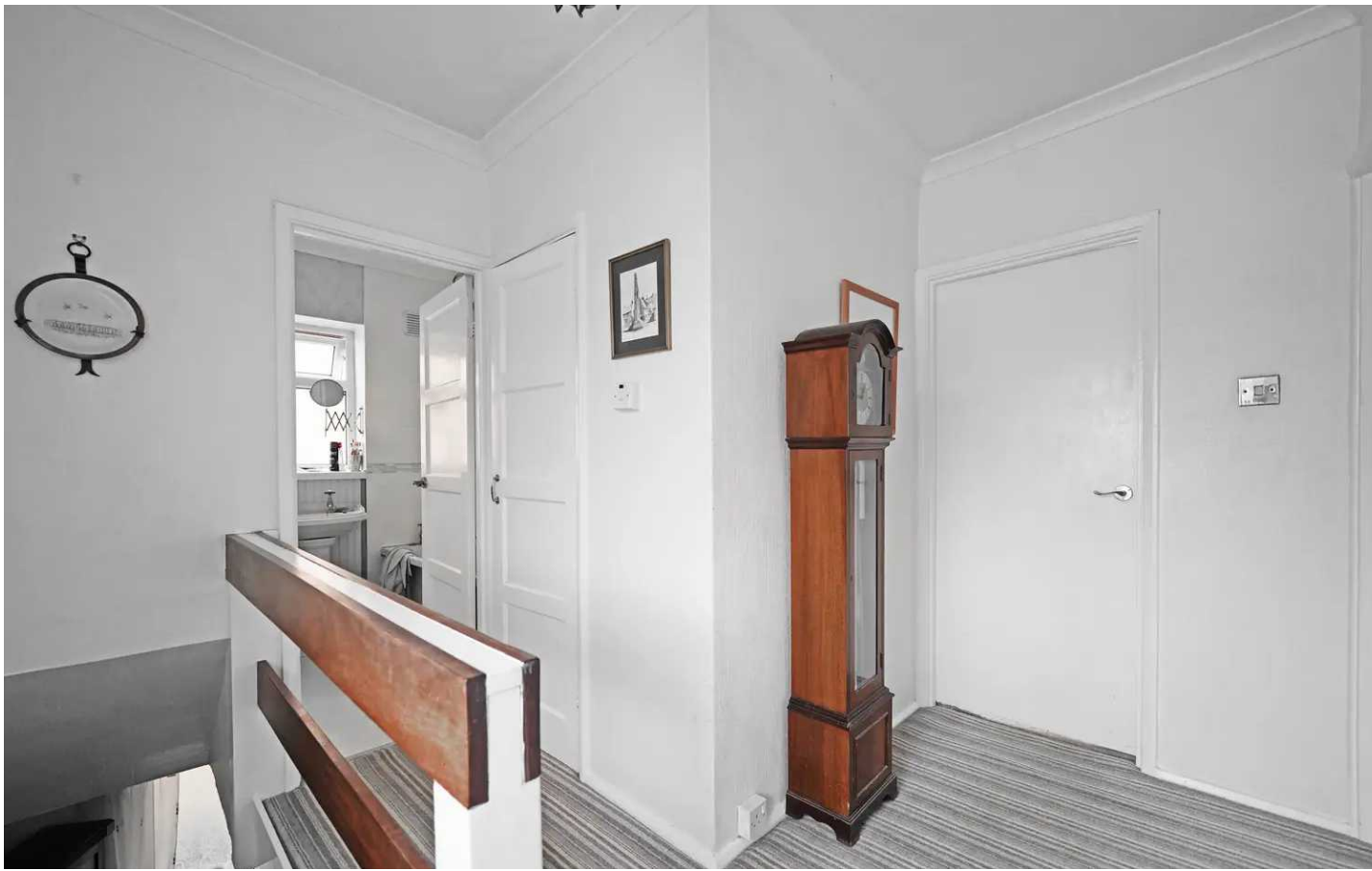
At the rear of the property is a large well maintained south facing rear garden which is well established and has been meticulously maintained by the current vendors and a useful side passage.

Furthermore, the property offers the exciting potential to extend, subject to obtaining the necessary planning permissions. This presents a unique opportunity for those looking to put their own stamp on their home, realising their vision of a living space that perfectly mirrors their lifestyle and aspirations.

Overall, this property epitomises the epitome of modern living, combining functionality with charm in a picture-perfect location. With its thoughtful design, enviable location, and potential for expansion, this home represents an exceptional opportunity for those seeking a residence that is as unique as it is inviting.



The Loft room which is currently used as a bedroom offers versatile space but does not currently have building regulation sign off.



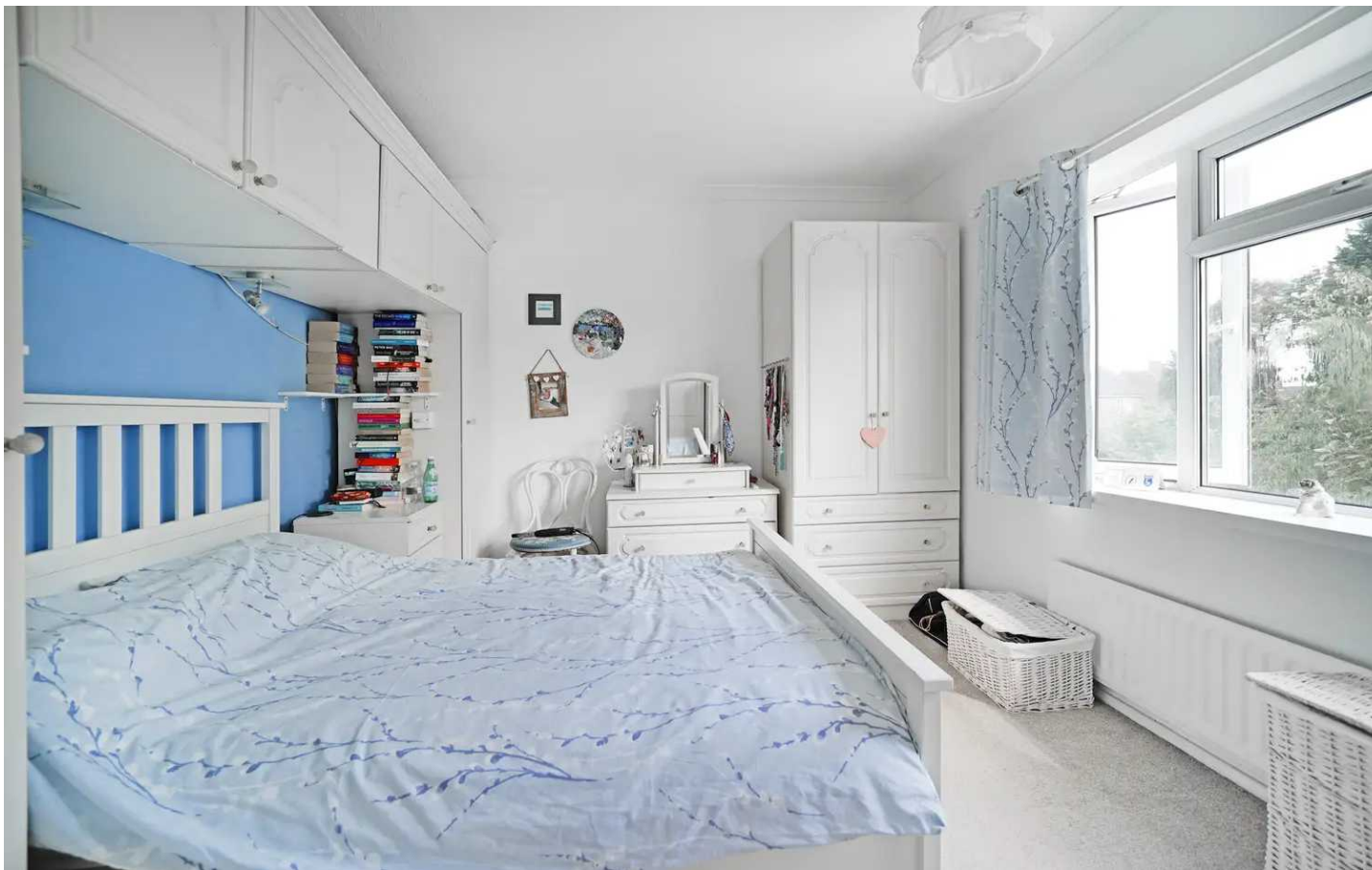
PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: C

Tenure: Freehold





- Cul-De-Sac Location
- Arden Academy Catchment
- Versatile Loft Room With Toilet
- Large South Facing Rear Garden
- Good Size Bedrooms
- Conservatory
- Potential To Extend Subject To Planning

ENTRANCE HALL

LIVING ROOM

19' 0" x 10' 0" (5.80m x 3.05m)

BREAKFAST KITCHEN

14' 5" x 12' 10" (4.40m x 3.90m)

CONSERVATORY

11' 6" x 10' 6" (3.50m x 3.20m)

UTILITY AREA

11' 6" x 7' 3" (3.50m x 2.20m)

SHOWER ROOM

7' 3" x 3' 1" (2.20m x 0.95m)

FIRST FLOOR

BEDROOM ONE

13' 0" x 10' 6" (3.95m x 3.20m)

BEDROOM TWO

11' 8" x 10' 0" (3.55m x 3.05m)

BEDROOM THREE

10' 0" x 7' 1" (3.05m x 2.15m)

BATHROOM

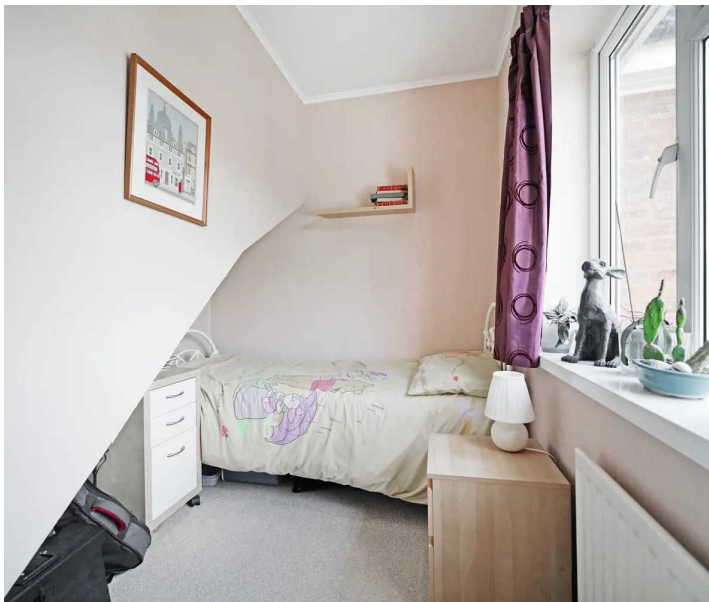
8' 2" x 5' 5" (2.50m x 1.65m)

SECOND FLOOR

LOFT ROOM / BEDROOM FOUR

24' 11" x 9' 6" (7.60m x 2.90m)

WC



**TOTAL SQUARE FOOTAGE**

Total floor area: 108.0 sq.m. = 1163 sq.ft. approx.

OUTSIDE THE PROPERTY**LARGE WELL MAINTAINED GARDEN****ITEMS INCLUDED IN SALE**

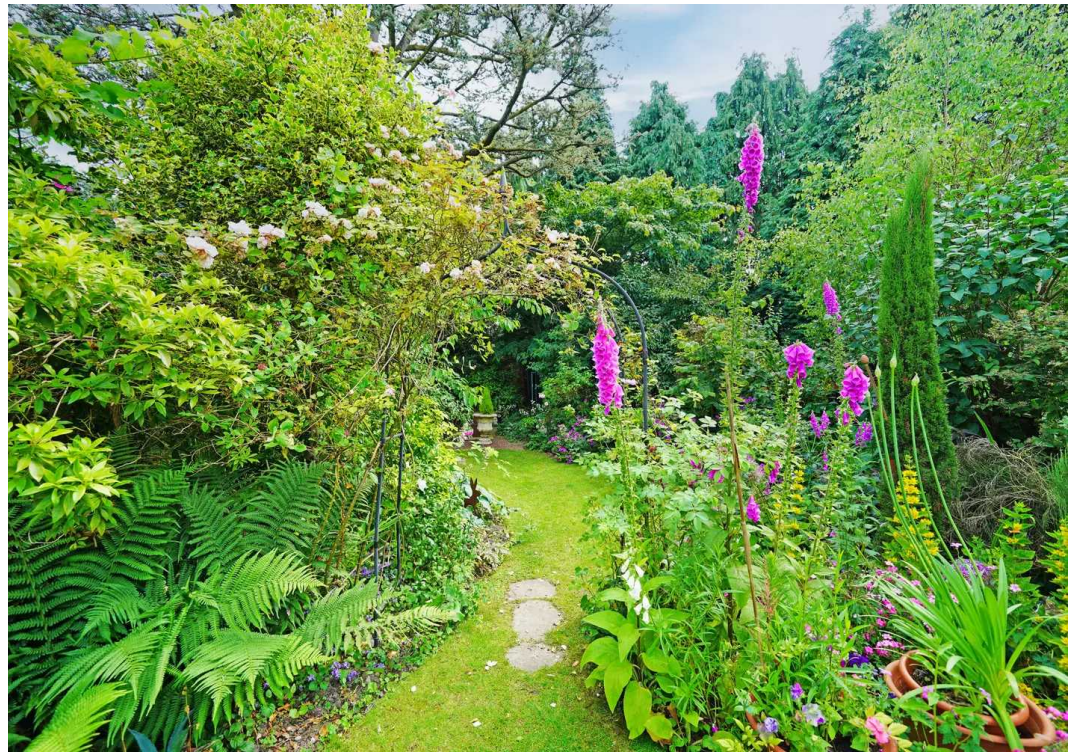
Integrated oven, integrated hob, extractor, all carpets, some curtains, all blinds, fitted wardrobes in one bedroom and some light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin Media.

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



2ND FLOOR



TOTAL FLOOR AREA : 108.0 sq.m. (1163 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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