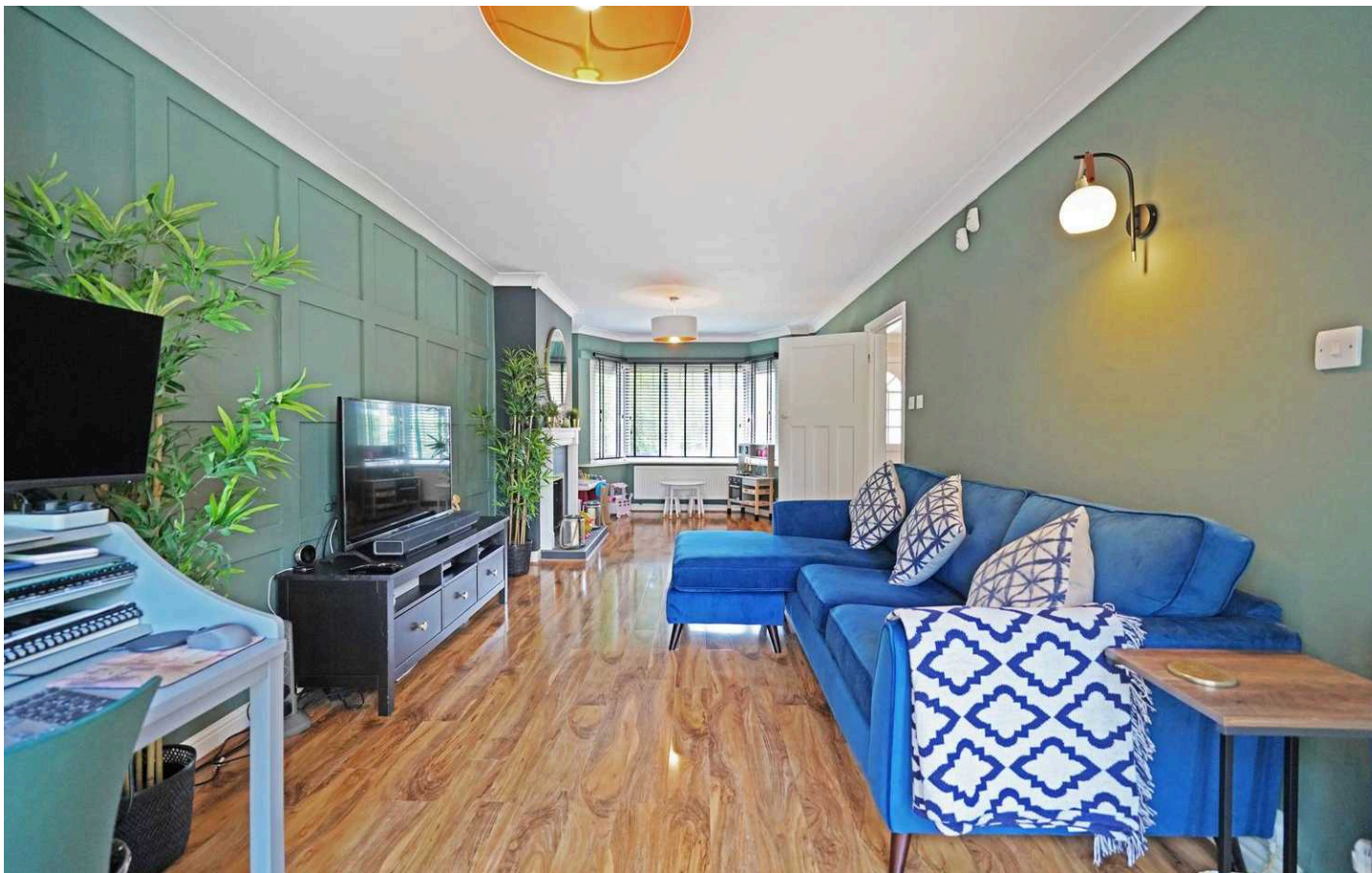




Widney Road, Bentley Heath

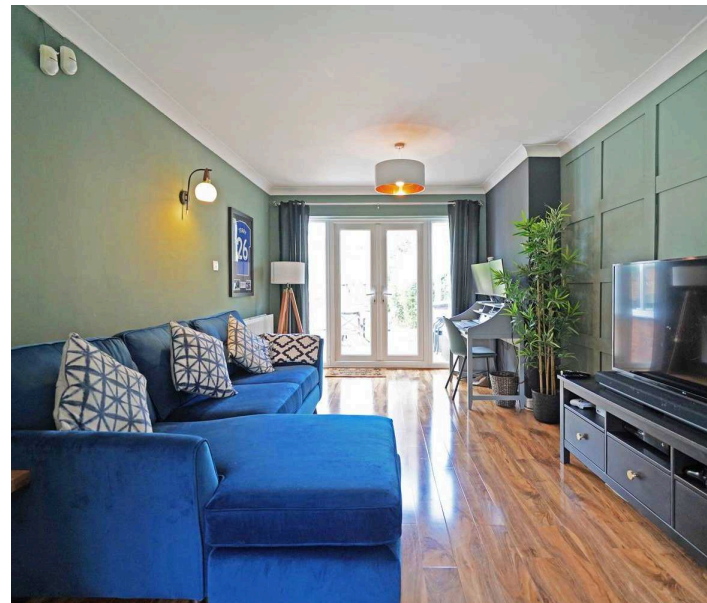
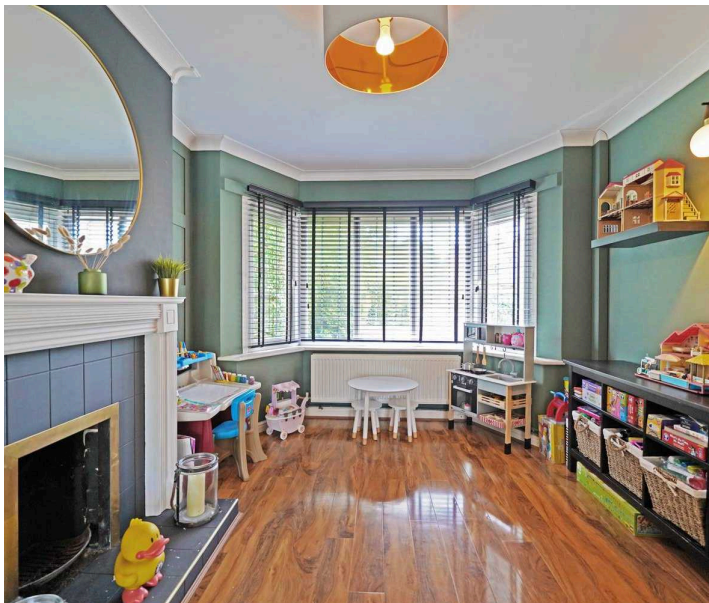
Offers In Excess Of £425,000





## PROPERTY OVERVIEW

In a desirable location this extended three-bedroom semi-detached house offers a perfect blend of modern living and character. The property, which sits within the renowned Arden Academy catchment, boasts a spacious interior layout, providing ample space. Upon entering the property, one is greeted by a large hall leading living/dining room which is a versatile space that effortlessly caters to the demands of every-day family life and entertaining guests. Also off the main hallway is a good size kitchen leading onto a conservatory. The property also benefits from a large utility room and convenient downstairs toilet. Upstairs the property boasts two large double bedrooms and a third single bedroom which could be used as a study/office, all bedrooms are serviced by a modern family bathroom. Externally, the property benefits from off-road parking, ensuring convenience for residents and their guests. The private rear garden presents an idyllic outdoor space.





In summary, this delightful property represents a rare opportunity to secure a modern family home in a sought-after locale. Boasting a blend of practicality and sophistication, the residence offers a unique living experience that caters to the needs of modern-day living, making it a must-see for those in search of a peaceful and stylish abode.

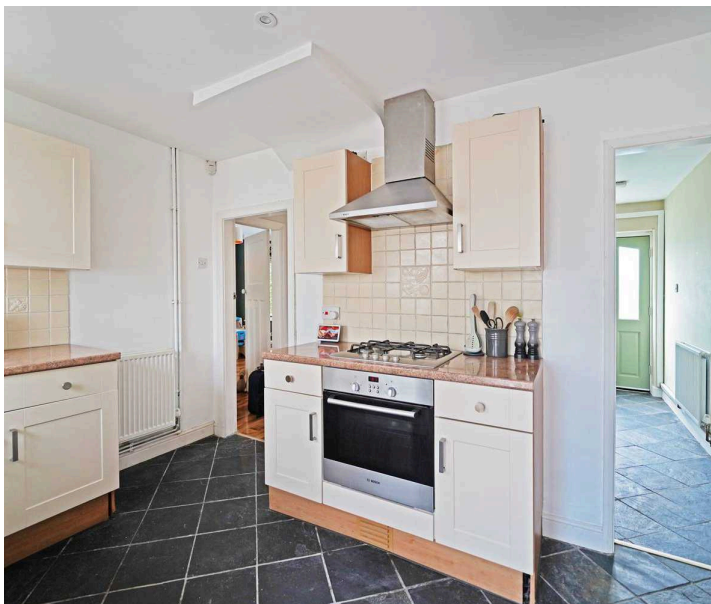
#### PROPERTY LOCATION

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

- Extended Three Bedroom Semi Detached
- Modern Family Bathroom
- Living/Dining Room
- Conservatory
- Off Road Parking
- Private Rear Garden
- Arden Academy Catchment





**PORCH**

**HALL**

12' 4" x 5' 8" (3.76m x 1.73m)

**LIVING/DINING ROOM**

27' 3" x 10' 4" (8.31m x 3.15m)

**KITCHEN**

11' 10" x 8' 8" (3.61m x 2.64m)

**CONSERVATORY**

11' 10" x 9' 2" (3.61m x 2.79m)

**UTILITY**

11' 8" x 5' 9" (3.56m x 1.75m)

**WC**

**FIRST FLOOR**

**LANDING**

7' 9" x 5' 8" (2.36m x 1.73m)

**BEDROOM ONE**

11' 4" x 10' 4" (3.45m x 3.15m)

**BEDROOM TWO**

10' 6" x 10' 4" (3.20m x 3.15m)

**BEDROOM THREE**

6' 7" x 5' 9" (2.01m x 1.75m)

**BATHROOM**

7' 3" x 6' 7" (2.21m x 2.01m)

**TOTAL SQUARE FOOTAGE**

90.7 sq.m (976 sq.ft) approx.



#### **ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Bosch extractor, all carpets, some blinds and light fittings and garden shed (damaged).

#### **ADDITIONAL INFORMATION**

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

#### **INFORMATION FOR POTENTIAL BUYERS**

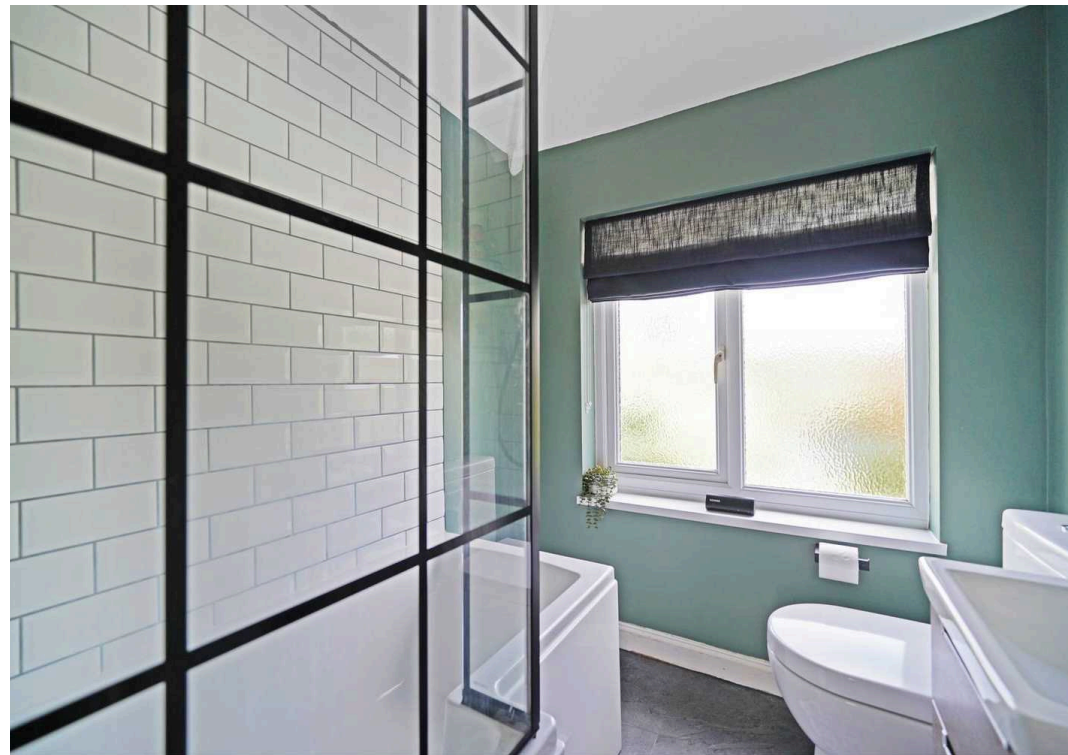
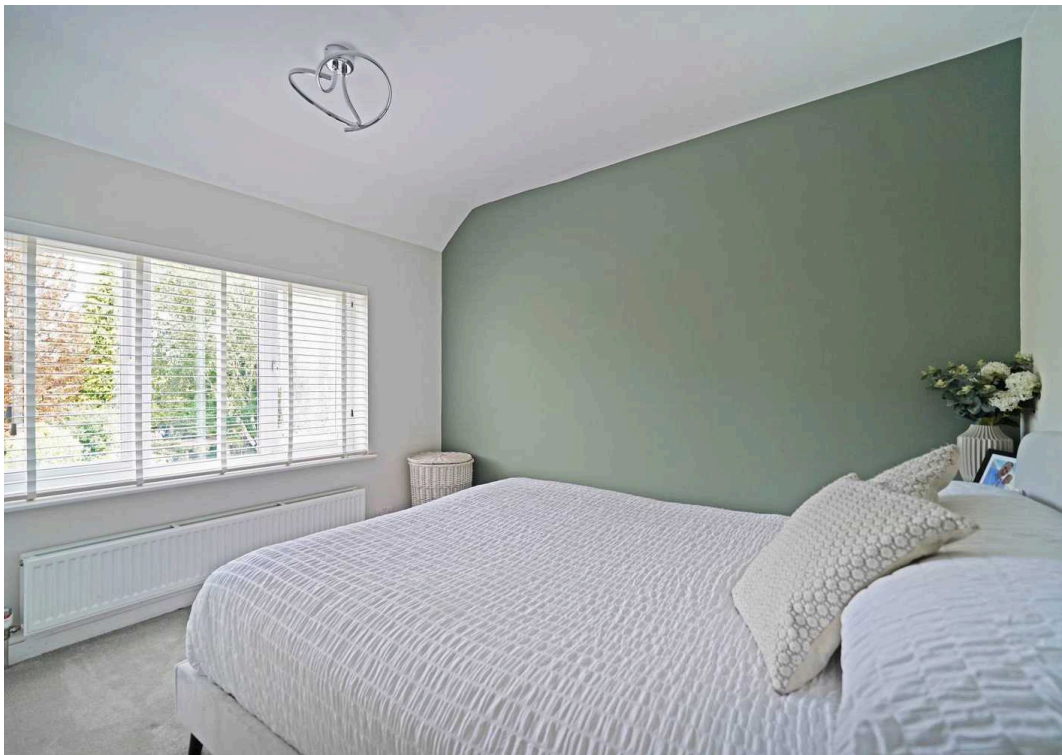
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

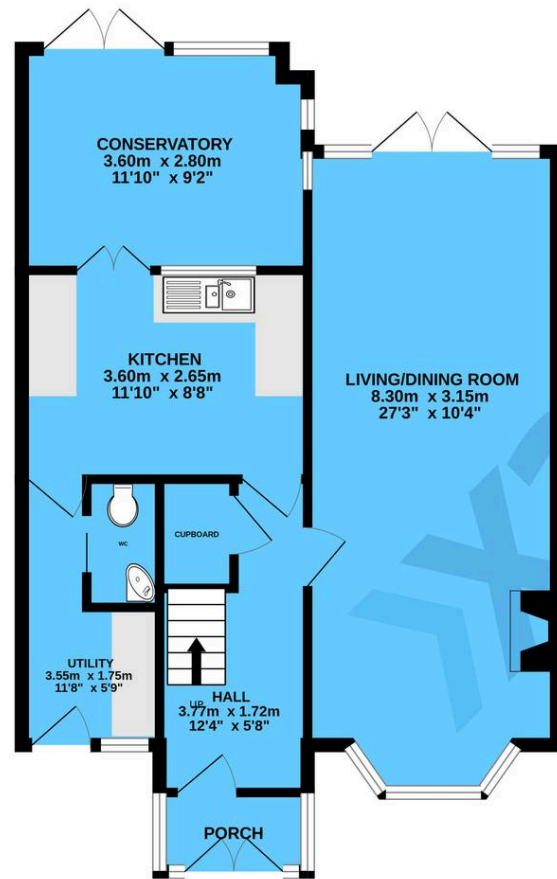
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

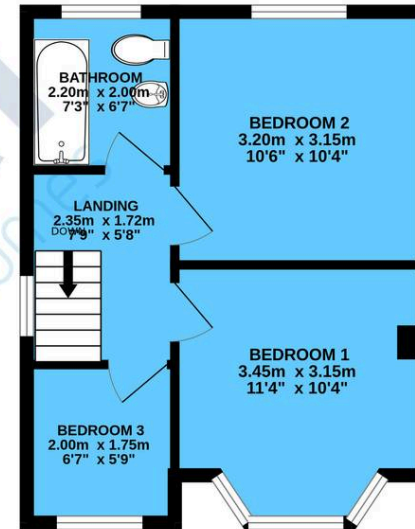
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 90.7 sq.m. (976 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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