



Widney Road, Bentley Heath

Offers Over £500,000





PROPERTY OVERVIEW

Introducing this charming three-bedroom semi-detached property, a delightful residence exuding elegance in every corner. Immaculately presented throughout, this home boasts an abundance of natural light, creating a warm and inviting ambience from the moment you step through the door. Located in a prime position, this property is set within a desirable neighbourhood, offering convenience and accessibility to a host of amenities, local schools, and parks, all within easy walking distance. Upon entering, you are welcomed into a spacious entrance hallway that leads seamlessly into the heart of the home, a beautifully designed open plan kitchen, dining, and family room. This versatile space is perfect for entertaining guests, relaxing with family, or simply unwinding after a long day. In addition, the property features a separate living room to the front, providing a cosy retreat for quiet evenings or relaxing weekends. The two double bedrooms, including a generously sized principal bedroom with fitted wardrobes, offer ample space for rest and relaxation. The third bedroom adds further versatility to the home, ideal for use as a home office, study, or nursery as needed. All bedrooms are serviced via a generous family bathroom.





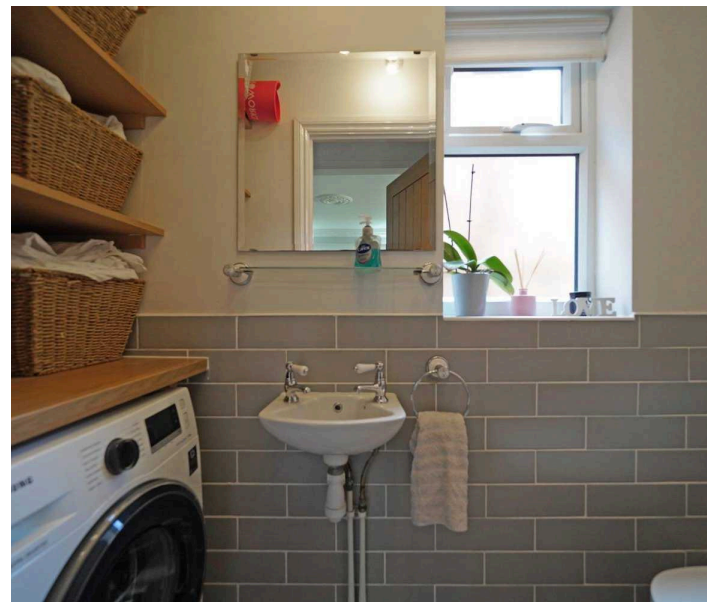
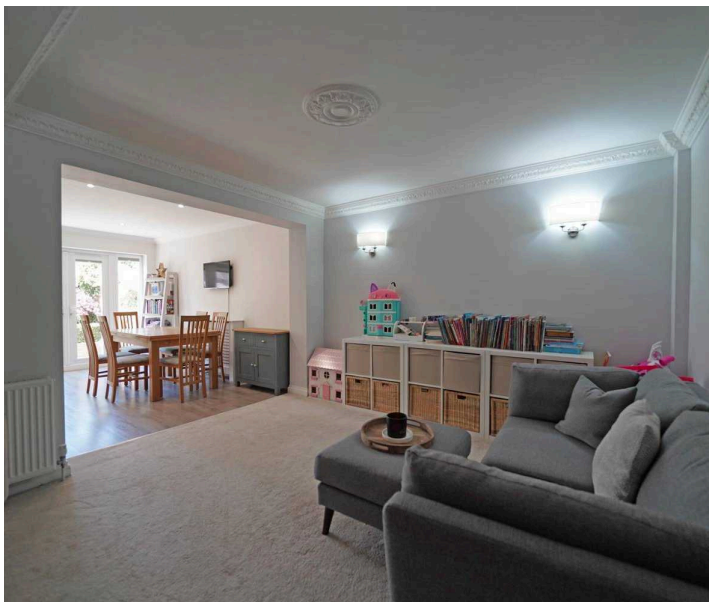
Outdoors, the property enjoys a stunning south-facing rear garden, a tranquil escape from the hustle and bustle of every-day life. The large garden is beautifully landscaped, mainly laid with lush green lawn, providing a picturesque setting for outdoor gatherings, gardening, or simply soaking up the sunshine. In conclusion, this superb home offers a perfect blend of style, comfort, and practicality, making it a must-see property for those seeking a quality lifestyle in a desirable location. With its impeccable presentation, convenient amenities, and delightful living spaces, this property promises an exceptional living experience for the discerning buyer. Don't miss the opportunity to make this house your home - schedule a viewing today and discover the endless possibilities that await you.

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
- Immaculately Presented Throughout
- Stunning South Facing Rear Garden
- Open Plan Kitchen / Dining / Family Room
- Abundance Of Natural Light
- Two Double Bedrooms & A Single
- Early Viewing Essential

ENTRANCE HALLWAY

LIVING ROOM

11' 6" x 10' 0" (3.50m x 3.05m)

KITCHEN / FAMILY ROOM

15' 9" x 12' 10" (4.80m x 3.90m)

DINING AREA

13' 1" x 11' 6" (4.00m x 3.50m)

WC

7' 10" x 2' 9" (2.40m x 0.84m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 6" x 10' 0" (3.50m x 3.05m)

BEDROOM TWO

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

BEDROOM THREE

7' 3" x 6' 2" (2.21m x 1.88m)

BATHROOM

7' 10" x 6' 1" (2.40m x 1.85m)

TOTAL SQUARE FOOTAGE

Total floor area: 92.0 sq.m. = 990 sq.ft. approx.



OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms, some light fittings and a garden shed.

ADDITIONAL INFORMATION

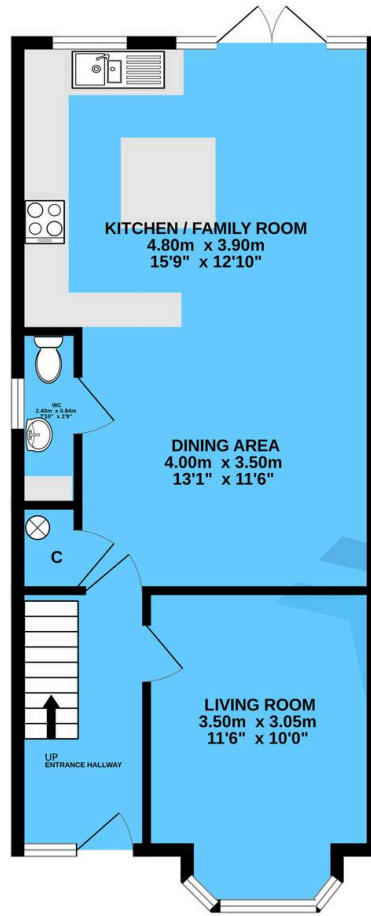
Services - mains gas, electricity and mains sewers.
Broadband - Virgin Media. Loft space - boarded with ladder.

INFORMATION FOR POTENTIAL BUYERS

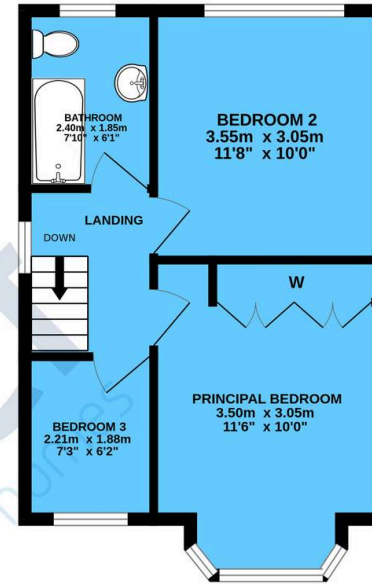
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 92.0 sq.m. (990 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.
Made with Metrovix ©2024

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

