



Widney Road, Bentley Heath

Guide Price £450,000



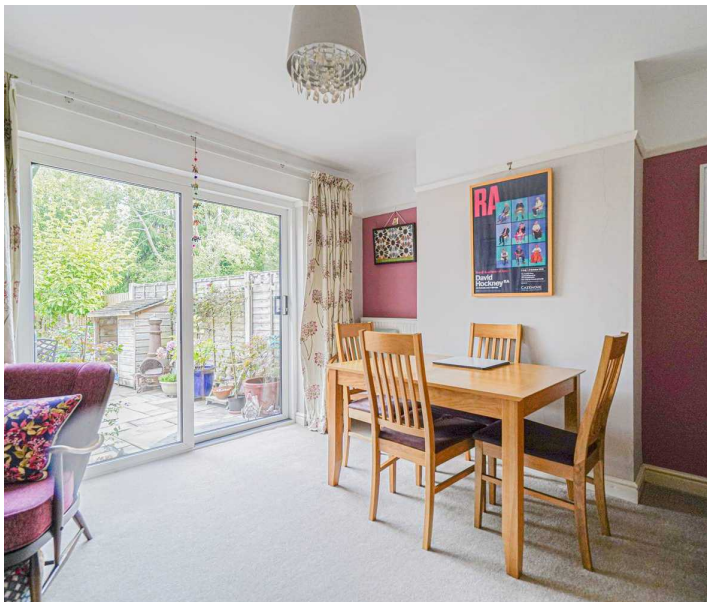


PROPERTY OVERVIEW

Nestled in a sought-after residential area, this well-presented three-bedroom semi-detached property epitomises modern living at its finest. Boasting a convenient location, the property is set behind a driveway that offers ample parking space for multiple vehicles, ensuring convenience for residents and guests alike. Upon entering the property, one is greeted by an inviting entrance hallway that seamlessly leads to all the reception rooms. The property features a cosy living room and an extended breakfast kitchen with dining area that is perfect for culinary enthusiasts. The layout has been thoughtfully designed to maximise space and functionality, creating an environment that is both practical and aesthetically pleasing. In addition, the present owner does have plans available for further extension which would require planning permission approval. Heading upstairs, the first floor of the property is dedicated to three generously sized bedrooms and a family bathroom. Each bedroom offers a tranquil retreat for rest and relaxation, while the family bathroom provides a sanctuary for daily self-care routines.



One of the standout features of this property is its large landscaped garden, offering residents the opportunity to enjoy outdoor living in a private and serene setting. Whether it be hosting a barbecue with friends and family or simply unwinding amidst nature, the garden provides a versatile space for a variety of activities. In addition, there is also a large store to the rear of the garden. Conveniently located within walking distance to all local schools, amenities, and a nearby park, residents will enjoy easy access to a range of essential services and recreational facilities. This prime location ensures that daily errands can be completed with ease, while the park offers a tranquil escape for leisurely strolls and outdoor activities. In summary, this property presents a rare opportunity to own a modern and well-appointed home in a highly desirable location. With its spacious interior, landscaped garden, and convenient amenities, this property is sure to appeal to discerning buyers seeking a comfortable and stylish residence. Interested parties are encouraged to schedule a viewing to fully appreciate the charm and appeal of this exceptional property.



- Well Presented Three Bedroom Semi Detached Property
- Set Behind Driveway Providing Ample Parking
- Large Landscaped Garden
- Entrance Hallway Leading To All Reception Rooms Including Living Room, Extended Breakfast Kitchen & Dining Area
- Three Bedrooms To First Floor And Family Bathroom
- Located Within Walking Distance To All Local Schools, Amenities And Park



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

PORCH

ENTRANCE HALLWAY

LIVING ROOM

17' 1" x 10' 6" (5.21m x 3.20m)

BREAKFAST KITCHEN

KITCHEN

16' 3" x 6' 7" (4.95m x 2.01m)

DINING AREA

11' 10" x 11' 6" (3.61m x 3.51m)

FIRST FLOOR

BEDROOM ONE

11' 6" x 10' 4" (3.51m x 3.15m)

BEDROOM TWO

11' 0" x 10' 4" (3.35m x 3.15m)

BEDROOM THREE

7' 9" x 6' 0" (2.36m x 1.83m)

**BATHROOM**

7' 5" x 5' 11" (2.26m x 1.80m)

TOTAL SQUARE FOOTAGE

85.7 sq.m (922 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LARGE LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

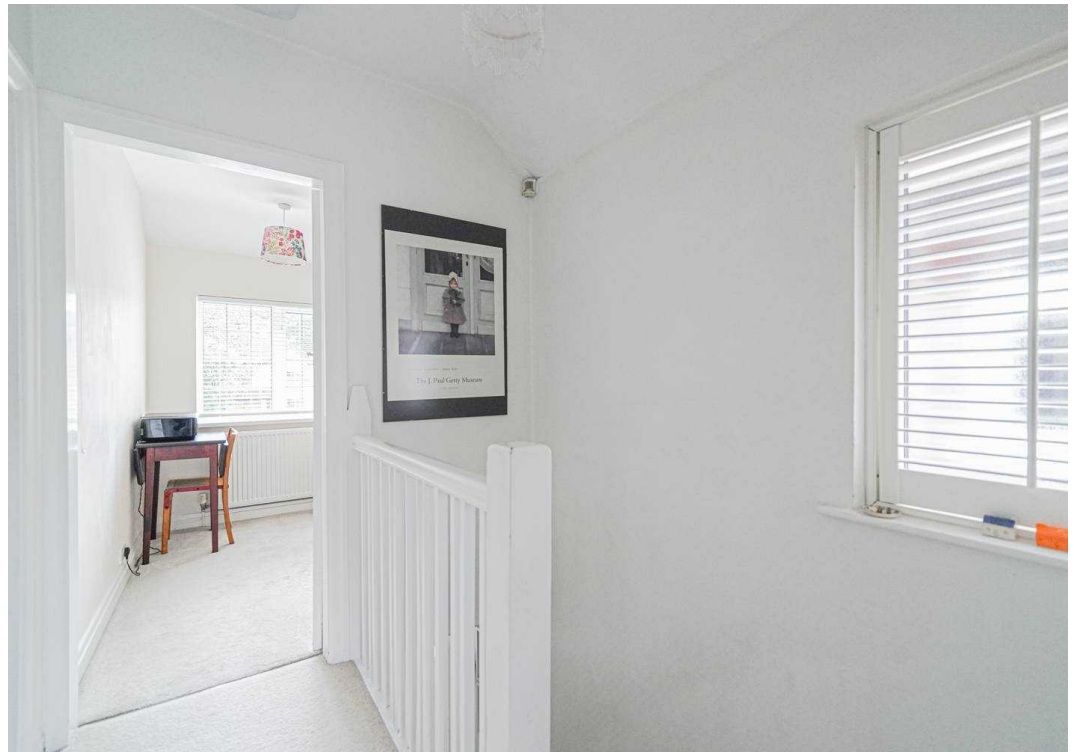
Cannon Dual Fuel free standing cooker, extractor, all carpets and blinds, some curtains and light fittings, garden shed and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

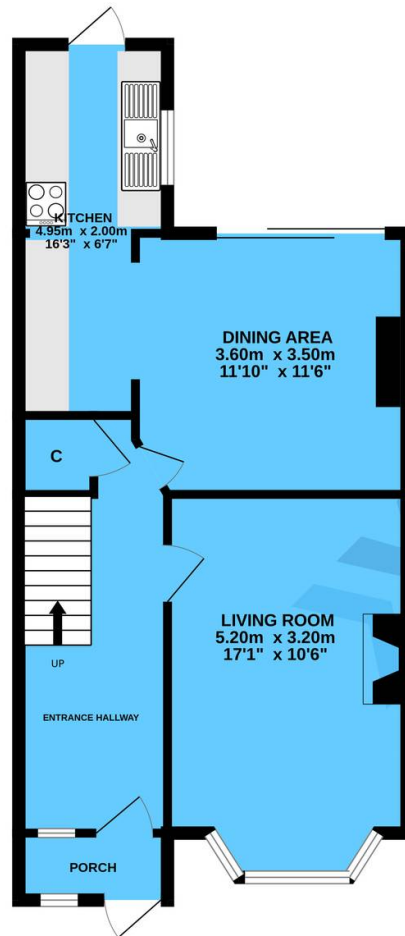
Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

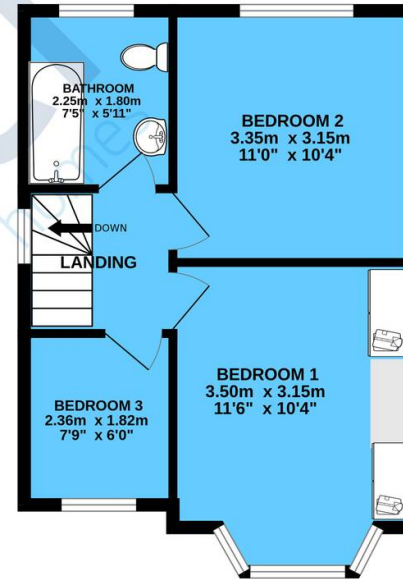
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 85.7 sq.m. (922 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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