



Milton Road, Bentley Heath

Guide Price £600,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Extended and modernised, this three-bedroom, two-bathroom detached house is a true gem. Beyond the large driveway, which provides ample parking and is supported by a single garage, lies a home that offers a perfect blend of style and functionality.

Entering the spacious hallway, all living accommodation unfolds seamlessly, boasting a large lounge with a bay window to the front and an extended open plan kitchen, diner and family room at the rear. The kitchen is well-equipped, complemented by a utility room, which is directly accessible from the kitchen, and a convenient WC/cloakroom, located off the hallway.

Upstairs, three ample-sized bedrooms await alongside two well-appointed bathrooms, one of which is ensuite to the principal bedroom.

The spacious east-facing garden at the rear of the property is a haven for outdoor enthusiasts. Carefully landscaped and designed for low maintenance, this area offers the perfect blend of leisure and practicality.

This property is offered to the market with the added benefit of no upward chain, making it a hassle-free move.





Located within walking distance of both Knowle and Dorridge villages, residents can enjoy the vibrant community atmosphere and a wide array of local amenities. Everyday essentials are conveniently close at hand, with a variety of shops nearby and the local post office just 250 metres from the property. Furthermore, situated within the prestigious Arden Academy catchment area and less than a mile from both Bentley Heath CofE Primary School and Dorridge Primary School, this home offers an outstanding opportunity for families. This property is a must-see for those seeking a modern, comfortable, and exceptionally well-located residence.

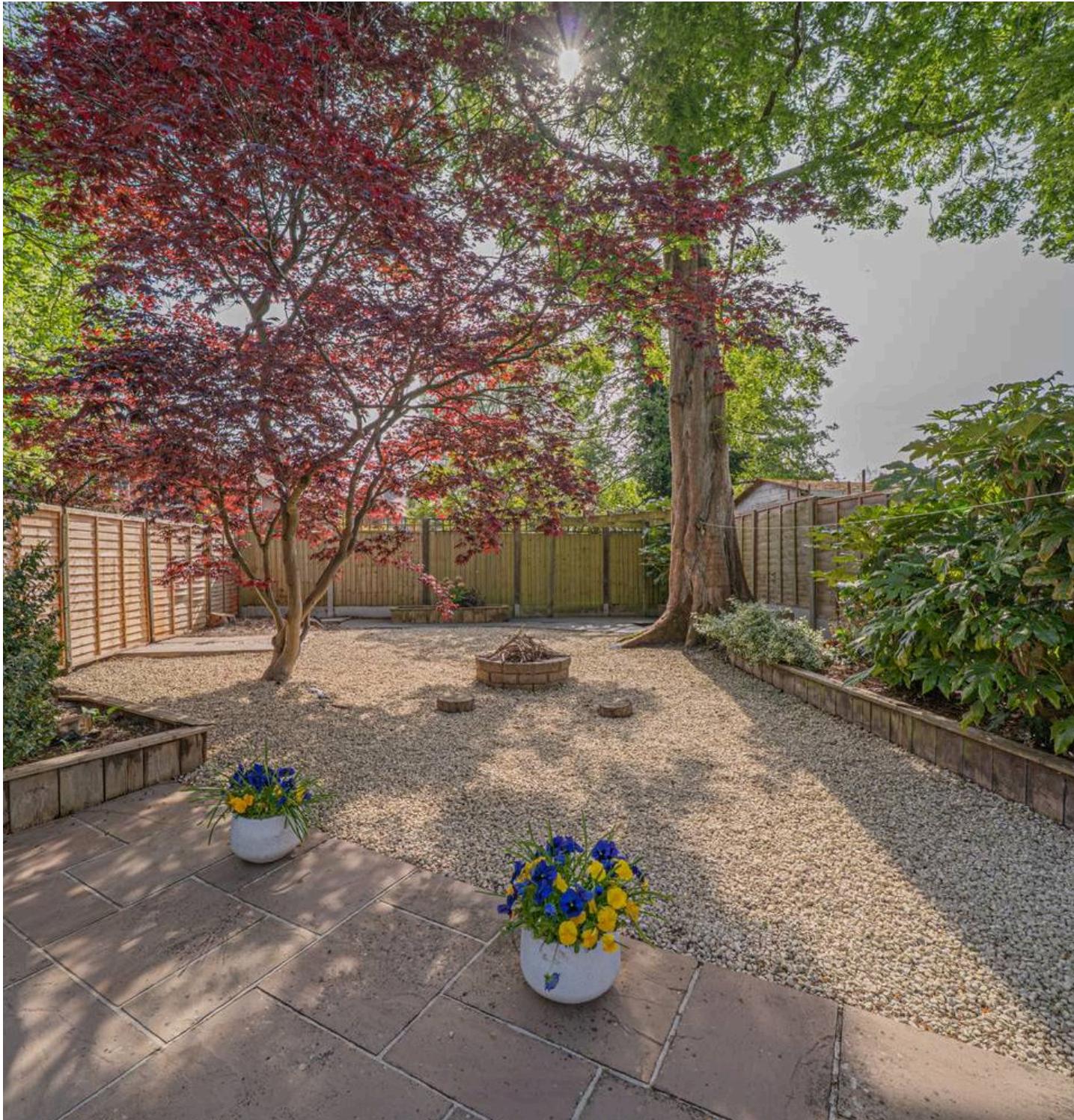
This property offers a unique opportunity to enjoy the benefits of outdoor living within the comforts of a modern home. Don't miss out on the chance to make this property your own.

#### 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: E

Tenure: Freehold



- Extended & Modernised Three-Bedroom, Two-Bathroom Detached House
- Set Behind A Large Driveway Which Provides Ample Parking And Is Supported By A Single Garage
- All Living Accommodation Is Located Off The Entrance Hallway & Is Comprised Of A Large Lounge With Bay Window To The Front & An Extended Open Plan Kitchen, Diner & Family Room To The Rear
- The Kitchen Is Supported By A Useful Utility Room Directly Off The Kitchen & WC/Cloakroom With Store Off The Entrance Hallway
- Upstairs, The Property Boasts Three Ample Sized Bedrooms & Two Well Appointed Bathrooms, One Of Which Is Ensuite To The Principal Bedroom
- To The Rear Of The Property Is A Good Size East Facing Garden Which Is Low Maintenance & Has Been Landscaped
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Both Knowle & Dorridge Villages And Within A Mile Of Bentley Heath CofE Primary School And Dorridge Primary School
- Shops And Local Amenities Nearby, With A Post Office Only 250m From The Doorstep
- Set Within The Prestigious Arden Academy Catchment



## ENTRANCE HALLWAY

## WC/CLOAKROOM WITH STORE

## LOUNGE

14' 10" x 10' 4" (4.53m x 3.14m)

## KITCHEN / DINER / FAMILY ROOM

28' 5" x 19' 5" (8.65m x 5.92m)

## UTILITY ROOM

7' 5" x 5' 11" (2.25m x 1.80m)

## FIRST FLOOR

## PRINCIPAL BEDROOM

13' 7" x 10' 10" (4.13m x 3.30m)

## ENSUITE

5' 10" x 4' 2" (1.79m x 1.28m)

## BEDROOM TWO

13' 5" x 11' 9" (4.09m x 3.58m)

## BEDROOM THREE

10' 3" x 8' 11" (3.13m x 2.73m)

## BATHROOM

8' 4" x 6' 8" (2.55m x 2.03m)

## TOTAL SQUARE FOOTAGE

122.5 sq.m (1319 sq.ft) approx.

## OUTSIDE THE PROPERTY

## GARAGE

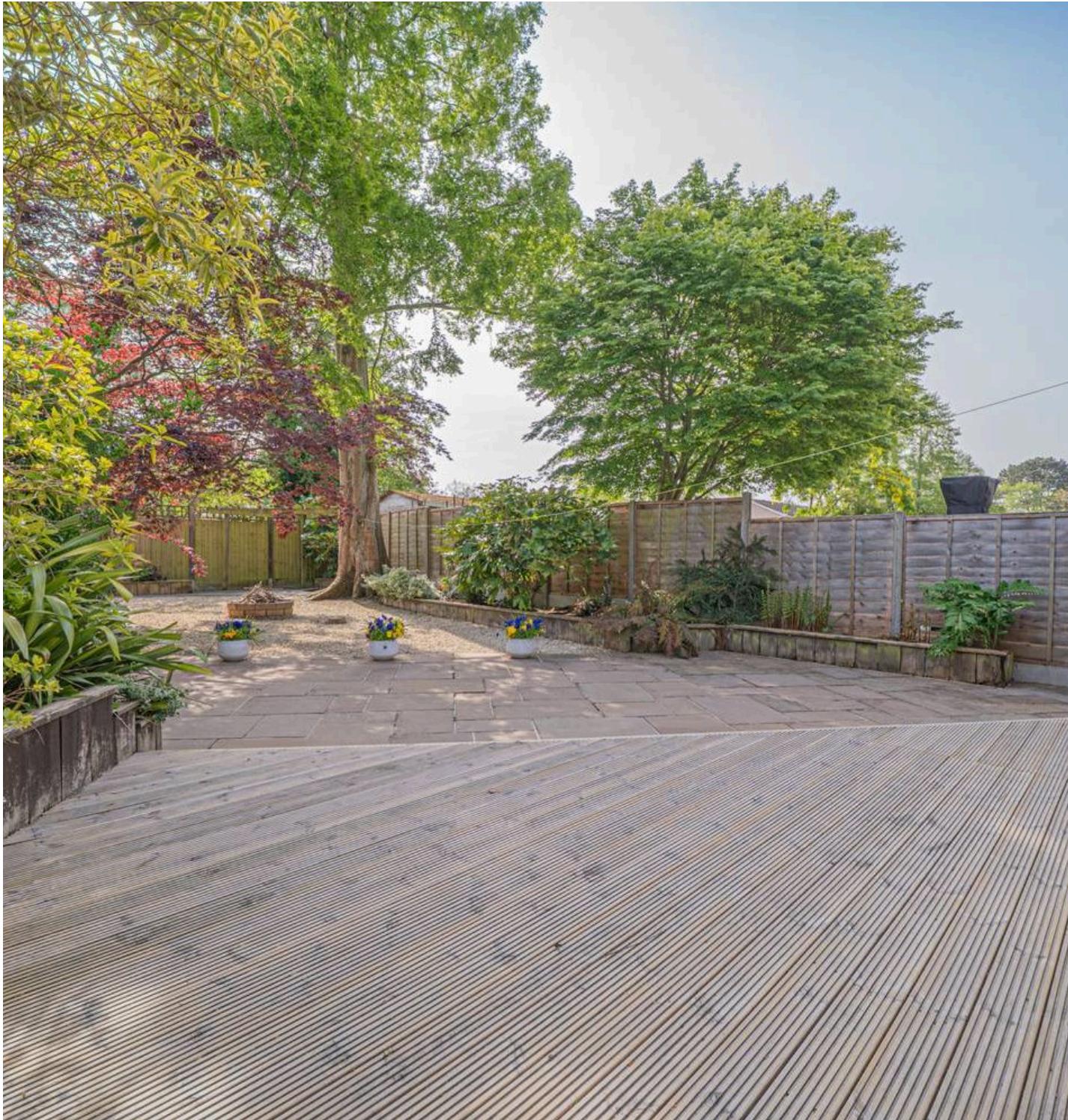
14' 8" x 7' 4" (4.48m x 2.23m)

## STORE

Accessed from the side passage.

## DRIVEWAY PARKING

## LANDSCAPED EAST FACING GARDEN



#### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated gas hob, extractor, 2x fridges, dishwasher, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in two bedrooms.

#### ADDITIONAL INFORMATION

Loft - boarded with integrated access ladder. Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises).

#### INFORMATION FOR POTENTIAL BUYERS

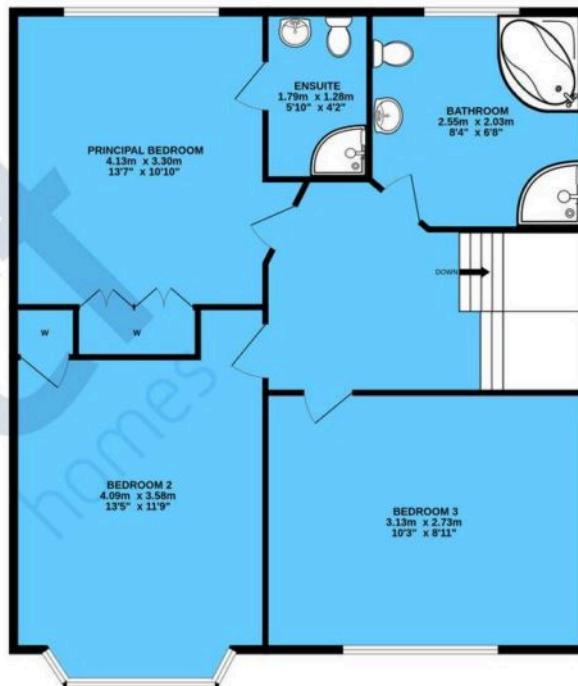
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 122.5 sq.m. (1319 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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