



BENTLEY FARM CLOSE, BENTLEY HEATH, B93 8AT  
ASKING PRICE OF £340,000





- >>X No Upward Chain

>>X Semi Detached

>>X Three Bedrooms
- >>X Located On A Corner Plot

>>X Breakfast Kitchen

>>X Significant Scope For Extension (STPP)

- >>X Dual Aspect Living Room
- >>X Family Bathroom
- >>X South Westerly Garden

PROPERTY OVERVIEW

Offered to the market with no upward chain, this three bedroom semi detached property resides upon a large corner plot and offers significant scope for extension and improvement subject to the necessary planning permissions. Set within a quiet cul-de-sac, the property is located within the catchment area for all local schools and briefly affords:- driveway parking, entrance hallway, dual aspect living room, breakfast kitchen, wc and store, three bedrooms and family bathroom. Being located on a corner plot, the property affords a south facing and westerly facing gardens.

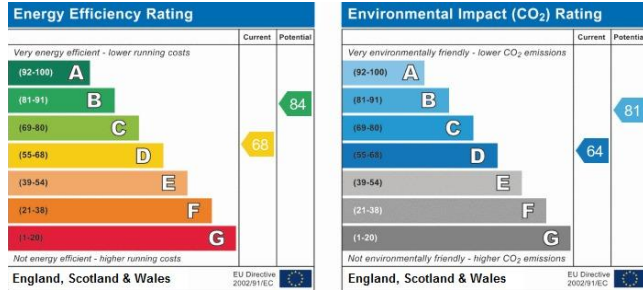
PROPERTY LOCATION

The property is located and well placed for all local amenities of Dorridge, Knowle and Bentley Heath, Dorridge Station and all local schools. Dorridge village is within walking distance of Sainsbury's and the railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle and Dorridge 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 C
TENURE	Freehold
SERVICES	Mains gas, electricity and water
LOFT SPACE	Boarded with ladder and lighting
GARDEN	South westerly facing

ITEMS INCLUDED IN THE SALE

Cooker, washing machine, carpets, curtains and lights



**HALLWAY**

**LIVING ROOM**  
18' 10" x 10' 0" (5.75m x 3.05m)

**BREAKFAST KITCHEN**  
14' 5" x 10' 6" (4.40m x 3.20m)

**STORE**

**WC**

**FIRST FLOOR**

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

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

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

**SHOWER ROOM**  
8' 0" x 5' 6" (2.45m x 1.70m)

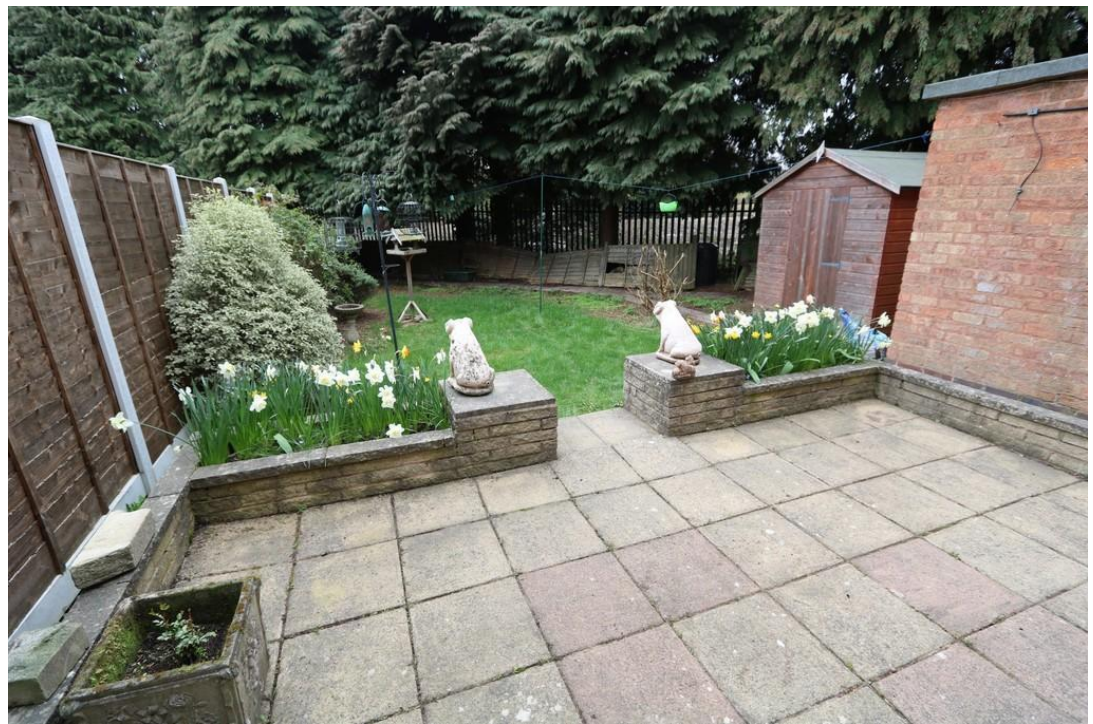
**OUTSIDE THE PROPERTY**

**SOUTH WESTERLY FACING GARDEN**

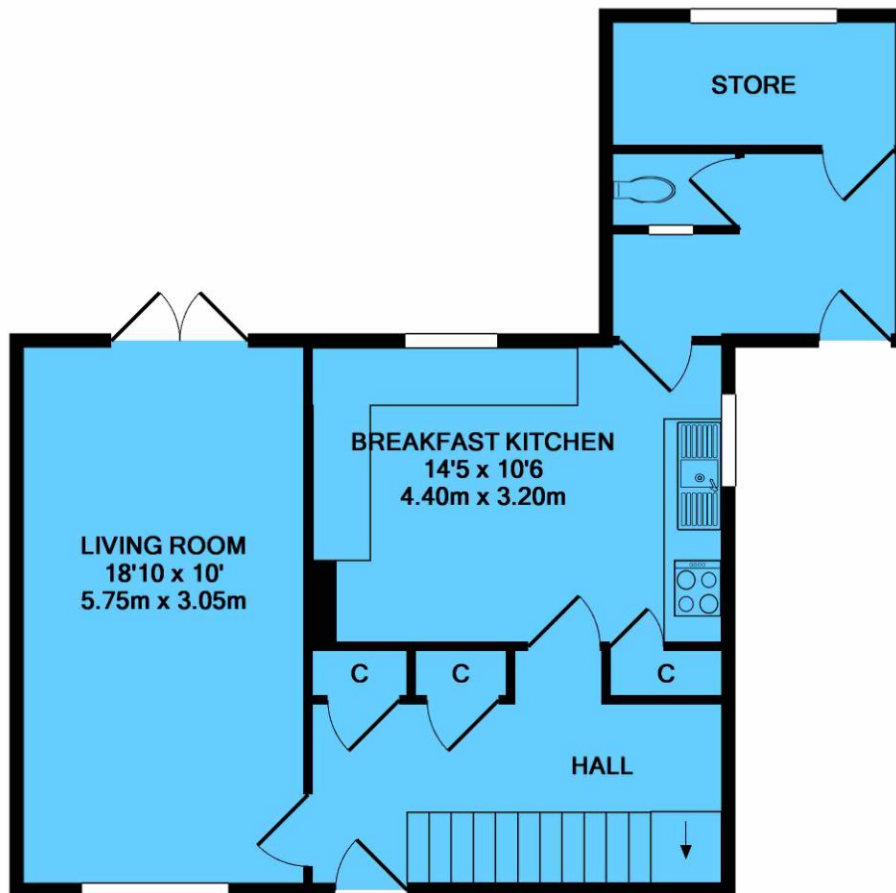




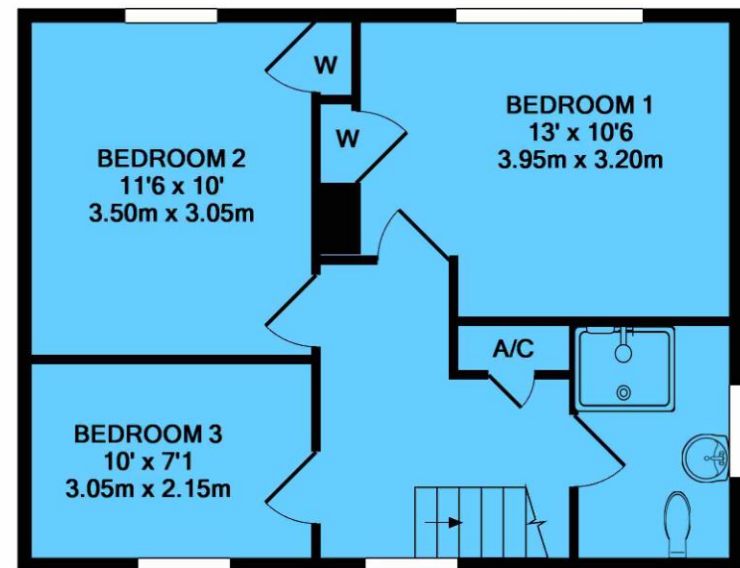








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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