



20 ST. PHILLIPS GROVE, BENTLEY HEATH, B93 8FE  
FIXED PRICE £595,000



- >> Four Bedroom Detached House  
 >> Immaculately Presented  
 >> Fronting On To Bentley Heath Park
- >> Open Plan Breakfast Kitchen  
 >> Lounge  
 >> Ensuite Master Bedroom
- >> West Facing Rear Garden  
 >> Garage & Utility  
 >> Arden Academy Catchment

PROPERTY OVERVIEW

Offered to the market this four double bedroom detached property benefits from the balance of an NHBC certificate and overlooks Bentley Heath park to the front of the property. The property offer buyers a good sized family home with as new fixtures & fittings throughout and consists of; entrance hallway, guest cloakroom, living room, open plan breakfast kitchen, utility, four double bedrooms (master ensuite). Outside the property benefits from views over Bentley Heath park to the front, a West facing rear garden, garage and storage shed.

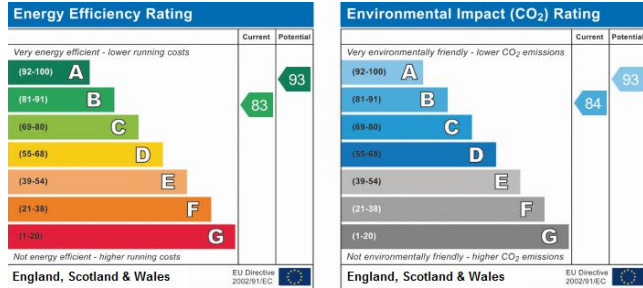
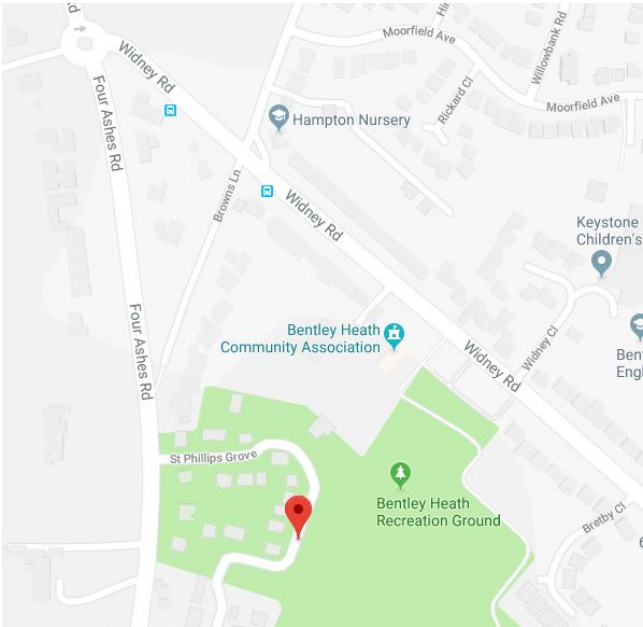
PROPERTY LOCATION

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 F
TENURE	Freehold
SERVICES	Water meter, mains gas and mains electricity
BROADBAND	BT- Fibre Optic
GARDEN	West facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher and carpets





## **FIRST FLOOR**

### **BEDROOM ONE**

11' 6" x 11' 6" (3.51m x 3.50m)

### **ENSUITE**

### **BEDROOM TWO**

11' 4" x 9' 9" (3.45m x 2.98m)

### **BEDROOM THREE**

11' 3" x 9' 0" (3.44m x 2.75m)

### **BEDROOM FOUR**

11' 2" x 10' 6" (3.40m x 3.19m)

### **BATHROOM**

### **OUTSIDE THE PROPERTY**

### **GARAGE**

18' 10" x 9' 2" (5.74m x 2.80m)

### **GARDEN**

### **HALLWAY**

### **LIVING ROOM**

16' 11" x 10' 4" (5.16m x 3.15m)

### **KITCHEN/DINER**

21' 9" x 10' 4" (6.62m x 3.15m)

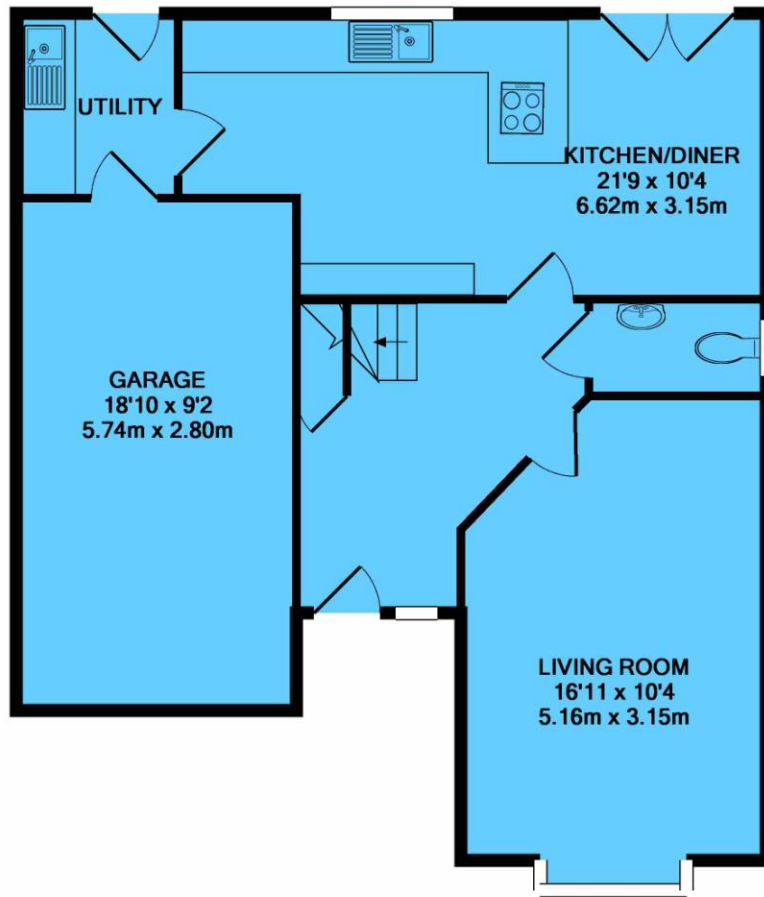
### **UTILITY**

### **GUEST CLOAKROOM**

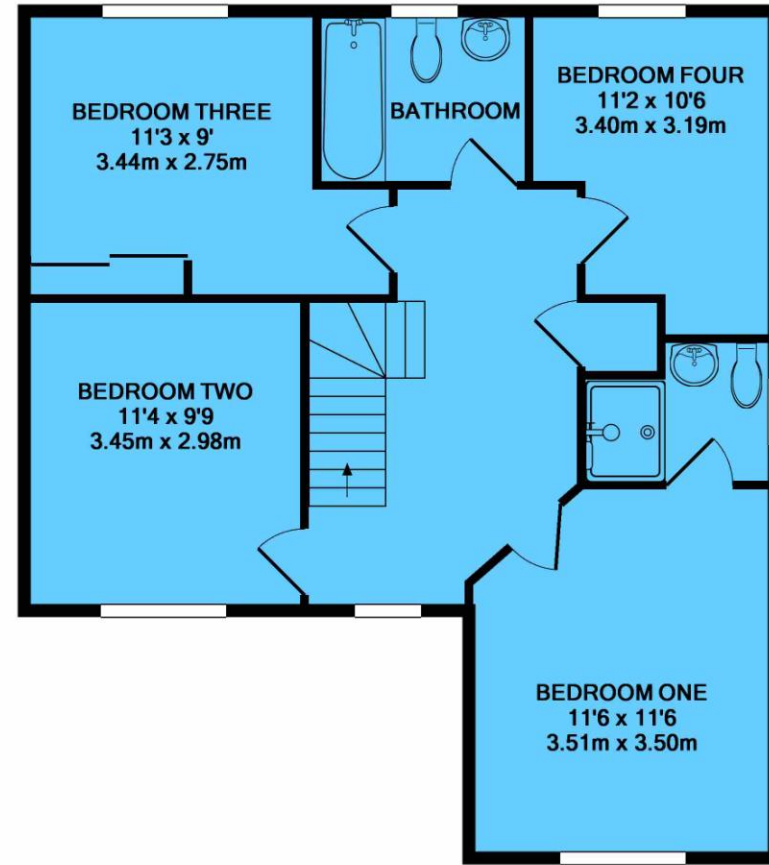








GROUND FLOOR



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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