



THE OLD SCHOOL HOUSE, WIDNEY ROAD, BENTLEY HEATH, B93 9BH
ASKING PRICE OF £420,000



» No Upward Chain

» Stunning Apartment

» Ground Floor

» Private Courtyard Style Garden

» Immaculate Throughout

» Two Parking Spaces To The Front

» Large Open Plan Living/Dining Room

» Breakfast Kitchen

» Master With Luxury Ensuite

PROPERTY OVERVIEW

This absolutely immaculate two double bedroom ground floor apartment is conveniently located for all local amenities are truly requires internal inspection to be fully appreciated. Being located on the ground floor, the apartment provides the feel of a large bungalow and also benefits from two allocated parking spaces to the front of the property. Internally the property has been immaculately maintained and is accessed via an entrance porch leading into a stunning open plan living / dining room with French doors opening onto the private rear garden. The modern fitted breakfast kitchen affords a range of base, wall and drawer units with a range of fitted appliances. The master bedroom affords a luxury ensuite and a range of fitted wardrobes with the further double bedroom also affording fitted wardrobes and serviced via the separate family bathroom. A particular feature of the property is the low maintenance and private rear garden which has a patio and stoned areas which wrap around the rear of the property. To view this beautiful apartment please contact Xact Homes on 01564 777284.

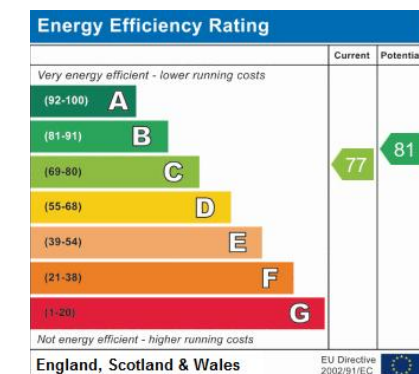
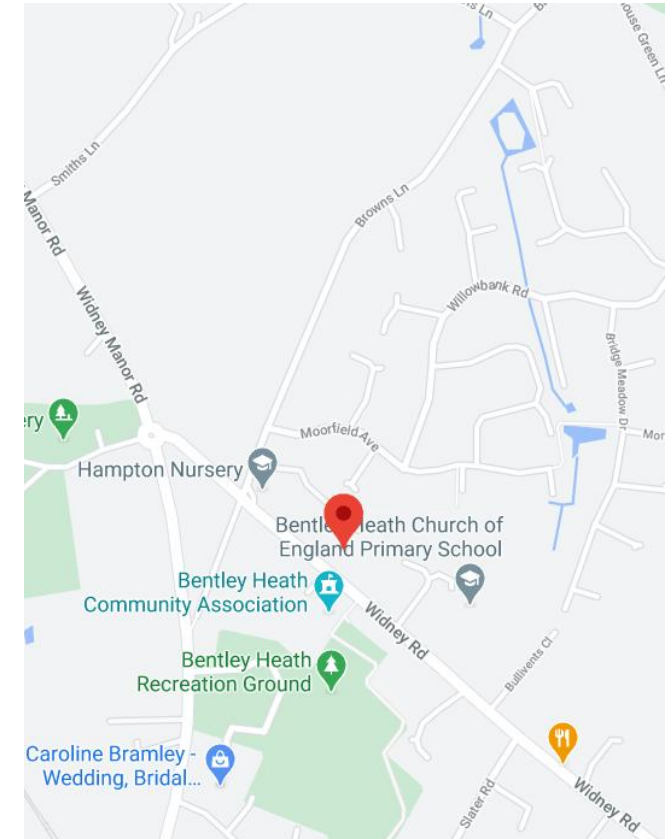
PROPERTY LOCATION

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 C
TENURE	Leasehold - Years remaining to be confirmed
SERVICES	Mains gas, electricity and water on a meter
BROADBAND	BT
GARDEN	South facing
GROUND RENT	£250.00 pa
SERVICE CHARGE	£750.00 pa

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge freezer, dishwasher, washing machine, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in both bedrooms.



PORCH

5' 5" x 5' 0" (1.67m x 1.54m)

LOUNGE/DINING ROOM

24' 5" x 17' 7" (7.45m x 5.36m)

KITCHEN

12' 10" x 9' 5" (3.90m x 2.87m)

BEDROOM ONE

13' 3" x 13' 0" (4.03m x 3.97m)

ENSUITE

9' 7" x 4' 3" (2.93m x 1.32m)

BEDROOM TWO

13' 2" x 9' 6" (4.01m x 2.89m)

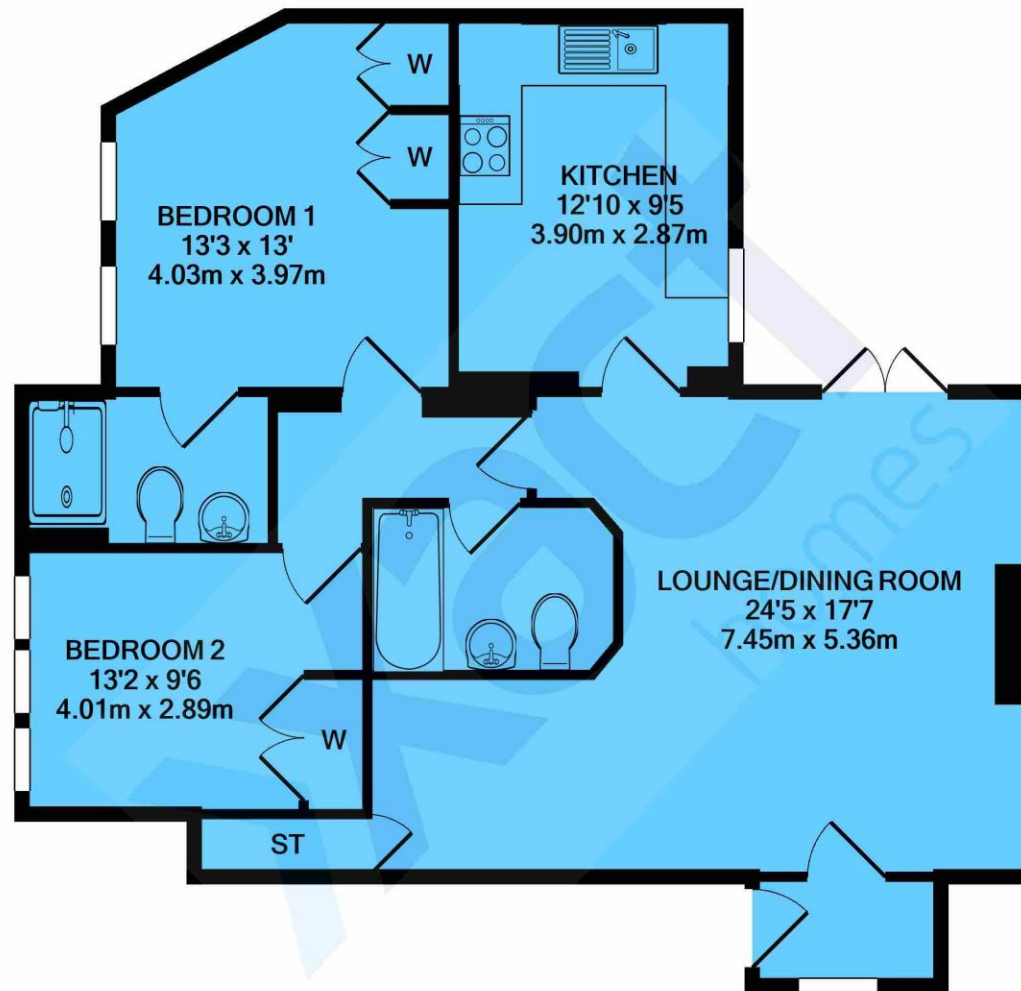
BATHROOM

8' 7" x 5' 6" (2.63m x 1.70m)

PRIVATE REAR GARDEN







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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