



Milton Road, Bentley Heath

Guide Price £499,950





PROPERTY OVERVIEW

Situated in the sought-after area, this traditional semi-detached property offers a wonderful opportunity for a discerning buyer looking to purchase their ideal home. The ground floor consists of two reception rooms, including a living room and a separate dining room, this property provides ample space for entertaining and every-day living. The breakfast kitchen is well-equipped and offers a comfortable space to prepare meals and dine. Upstairs, the property features three generous double bedrooms, providing plenty of accommodation options for residents or guests with a family bathroom. The potential of this property is truly outstanding, subject to obtaining the necessary planning permissions, allowing the future owner to design and create their dream home. One of the standout features of this property is the large landscaped rear garden, which is south-westerly facing, offering a sunny aspect ideal for outdoor activities and relaxation. The garden provides a tranquil setting, perfect for enjoying a morning coffee or hosting gatherings with friends and family. To the front is a garage providing ideal storage facilities.



Conveniently located within walking distance to Dorridge Station, this property is ideal for commuters looking for easy access to transport links. Additionally, the property is very close to local shops and schools, making it a great choice for families with children. This property falls within the catchment area for the highly-regarded Arden Academy, adding further appeal for families seeking a top-quality education for their children. Overall, this traditional semi-detached property presents a rare opportunity to purchase a home with fantastic potential in a highly sought-after location. With its spacious rooms, large garden, and convenient amenities nearby, this property offers the perfect canvas for creating a comfortable and stylish living space. Viewing is highly recommended to appreciate the many possibilities this property has to offer.

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





- Traditional Semi-Detached Property
- Two Reception Rooms Including Living Room And Dining Room
- Breakfast Kitchen
- Three Double Bedrooms
- Outstanding Potential Subject To Planning Permission
- Large Landscaped And South Westerly Facing Rear Garden
- Walking Distance To Dorridge Station
- Very Close To Local Shops And Schools
- Arden Academy Catchment

PORCH

HALL

LIVING ROOM

13' 0" x 10' 4" (3.96m x 3.15m)

DINING ROOM

12' 9" x 10' 11" (3.89m x 3.33m)

BREAKFAST KITCHEN

11' 5" x 9' 3" (3.48m x 2.82m)

LEAN TO

FIRST FLOOR

BEDROOM ONE

13' 7" x 10' 11" (4.14m x 3.33m)

BEDROOM TWO

13' 0" x 10' 4" (3.96m x 3.15m)

BEDROOM THREE

11' 9" x 9' 0" (3.58m x 2.74m)

BATHROOM

8' 5" x 5' 7" (2.57m x 1.70m)

SEPARATE WC



OUTSIDE THE PROPERTY

GARAGE

14' 10" x 7' 7" (4.52m x 2.31m)

TOTAL SQUARE FOOTAGE

111.8 sq.m (1203 sq.ft) approx.

DRIVEWAY PARKING FOR TWO VEHICLES

LARGE LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, some curtains and light fittings, garden shed and greenhouse.

ADDITIONAL INFORMATION

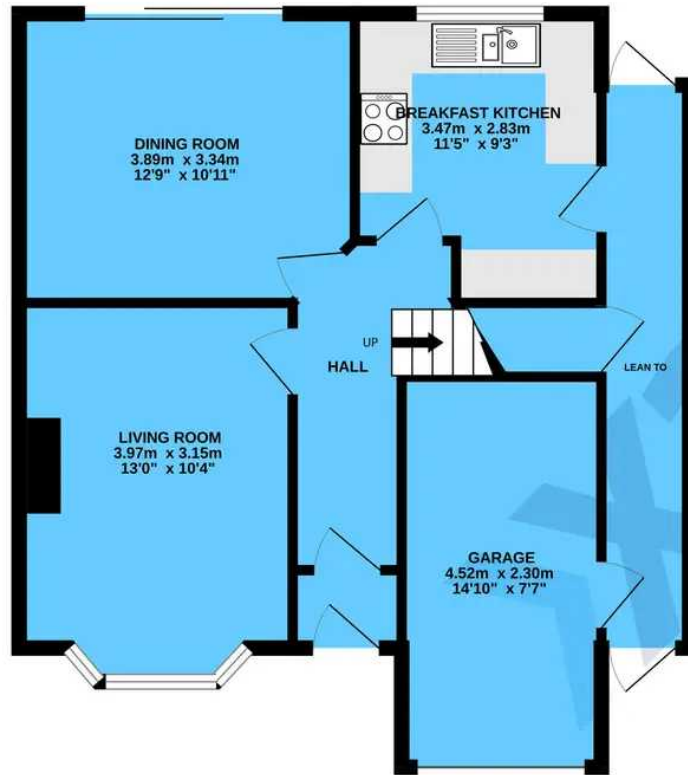
Services - water meter, mains gas, electricity and sewers Broadband - Virgin Media - fibre optic.

MONEY LAUNDERING REGULATIONS

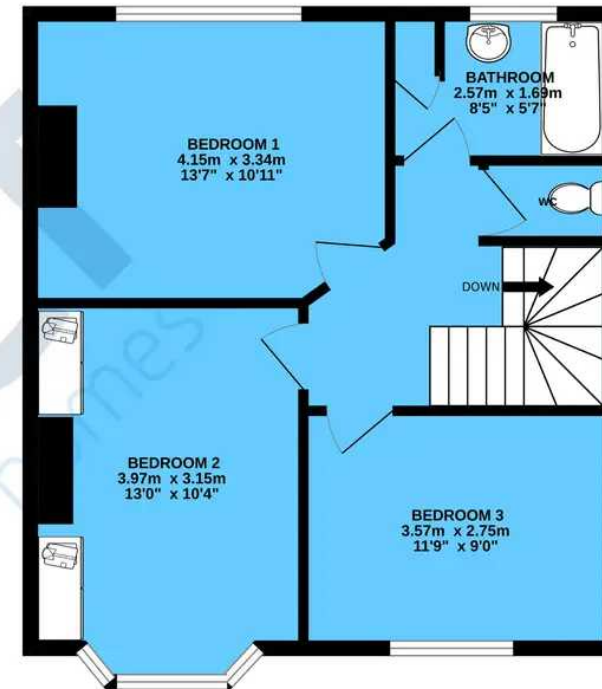
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
61.0 sq.m. (657 sq.ft.) approx.



1ST FLOOR
50.8 sq.m. (547 sq.ft.) approx.



TOTAL FLOOR AREA : 111.8 sq.m. (1203 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.
Made with Metropix ©2024

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

