



# Clifford Road, Bentley Heath

Guide Price £340,000







## PROPERTY OVERVIEW

Situated in the sought-after area of Arden Academy catchment, this deceptively spacious three-bedroom mid-terraced house presents an appealing opportunity for both first-time buyers and investors alike. Boasting a convenient location with no upward chain. Upon entering, you are greeted by a hallway which leads to a well-lit lounge/diner, providing a welcoming space for relaxation and entertainment with views doors onto both the rear and front garden. Located at the rear of the property is the kitchen with ample storage. Upstairs the property is comprised of two spacious double bedrooms and one single bedroom. All of which are serviced by a family bathroom and separate WC. Externally, the property features a private driveway providing off-road parking, ensuring convenience for residents and guests alike. The property also benefits from a private east facing rear garden.

- Three Bedroom Mid Terrace House
- Deceptively spacious
- Lounge / Diner
- No Upward Chain
- Arden Academy Catchment
- Driveway
- Private Garden
- Ideal For A First Time Buyer Or Investor





## 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: Freehold

## HALLWAY

12' 2" x 5' 7" (3.71m x 1.70m)

## LOUNGE/DINER

23' 11" x 10' 2" (7.29m x 3.10m)

## KITCHEN

10' 4" x 8' 11" (3.15m x 2.72m)

## FIRST FLOOR

### BEDROOM ONE

13' 1" x 9' 2" (3.99m x 2.79m)

### BEDROOM TWO

13' 9" x 9' 10" (4.19m x 3.00m)

### BEDROOM THREE

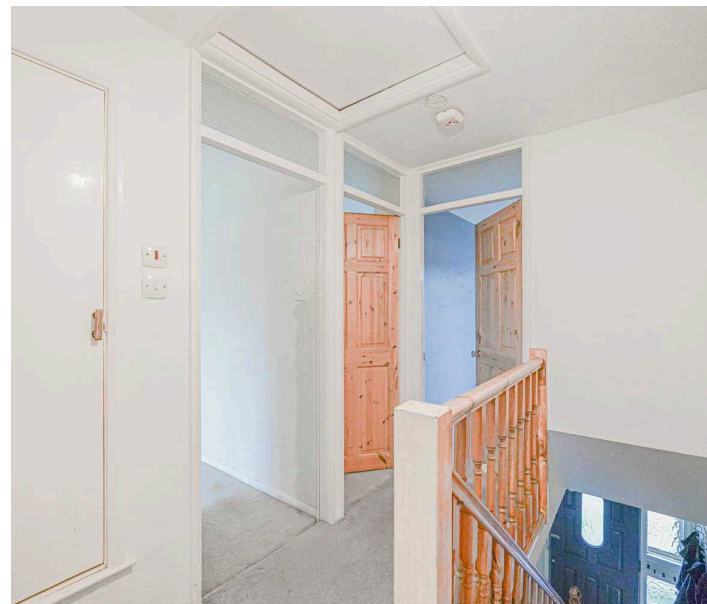
10' 2" x 6' 10" (3.10m x 2.08m)

### BATHROOM

4' 11" x 4' 9" (1.50m x 1.45m)

### SEPARATE WC

4' 7" x 2' 7" (1.40m x 0.79m)





**TOTAL SQUARE FOOTAGE**

76.0 sq.m (818 sq.ft) approx.

**OUTSIDE THE PROPERTY****PRIVATE REAR GARDEN****PRIVATE DRIVEWAY WITH OFF ROAD PARKING****ITEMS INCLUDED IN THE SALE**

TBC

**ADDITIONAL INFORMATION**

Services - mains gas and electricity.

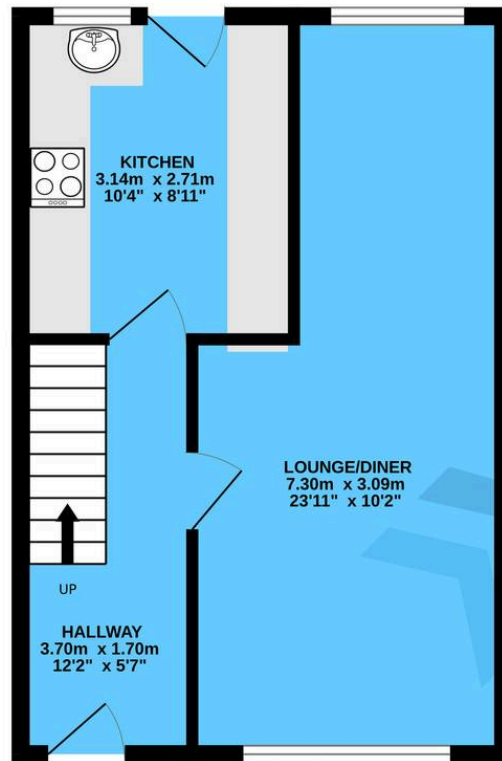
**INFORMATION FOR POTENTIAL BUYERS**

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.

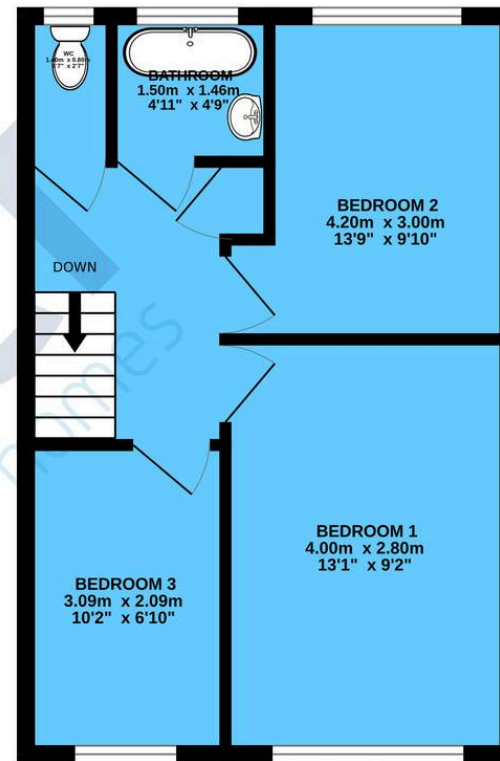




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 76.0 sq.m. (818 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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