



## Widney Road, Bentley Heath

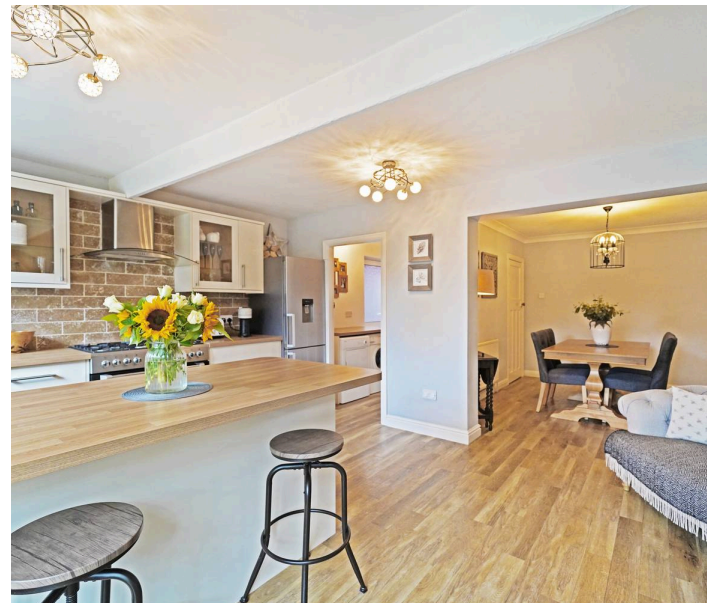
Guide Price £515,000





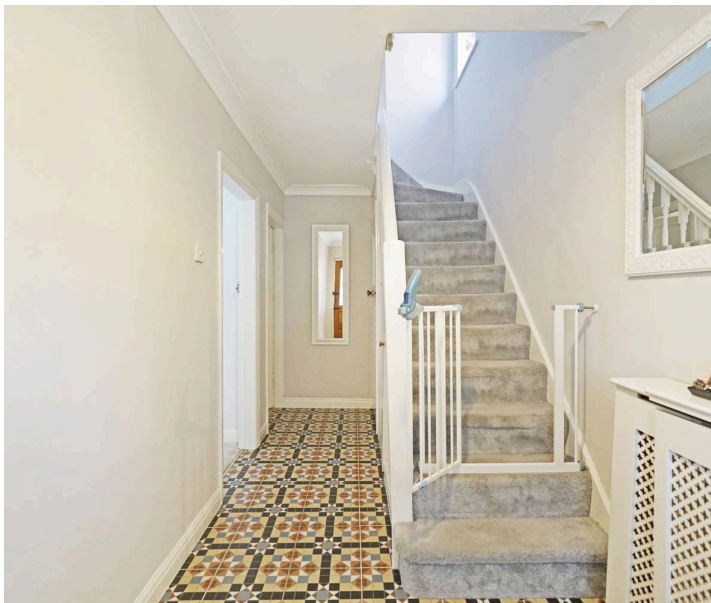
## PROPERTY OVERVIEW

Situated on a desirable road in Bentley Heath, this charming and immaculate three-bedroom semi-detached property presents an exceptional opportunity for comfortable family living. Boasting a prime location within walking distance to local amenities, park and schools, this home offers the perfect blend of convenience and tranquillity. Upon entering, you are greeted by a welcoming hallway with its original 1930s stained glass feature window and adjoining front door, that sets the tone for the rest of the house. The ground floor has been thoughtfully extended, resulting in a spacious open plan kitchen/dining room. The modern Howdens fitted kitchen with large breakfast bar area features modern fixtures and ample storage, while the dining area provides a cosy space for family meals with views overlooking the rear garden. The property also includes a delightful living room, perfect for relaxing or entertaining guests and practical and large utility room with integral tumble dryer and washing machine and ample shelving and storage. The carefully designed layout ensures a seamless flow between the living spaces, creating an inviting atmosphere throughout.





Heading upstairs, the stained glass feature window at the top of the stairs allows an abundance of natural light to flow, here you will find three well-appointed bedrooms. The property includes two generously sized double bedrooms, each offering plenty of space for relaxation and rest. Additionally, there is a versatile single bedroom that can easily be transformed into a home office or nursery, catering to a variety of lifestyle needs. A newly refurbished family bathroom with rainfall shower completes the upper level, providing a convenient and functional space for all residents. Outside, the property boasts a beautiful private three sectioned south facing landscaped long rear garden with patio area for alfresco dining, two garden sheds, greenhouse and summerhouse (which are included in the sale), providing a peaceful retreat from the hustle and bustle of daily life. Whether enjoying a morning coffee or hosting a summer barbeque, this outdoor space offers endless possibilities for relaxation and recreation. Furthermore, the property benefits from a driveway that can accommodate multiple vehicles, ensuring that parking is never a concern for residents or guests.





In summary, this well-appointed property offers a unique opportunity to reside in a sought-after location, with the convenience of local amenities and schools just a stone's throw away. With its comfortable living spaces, versatile layout, and stunning outdoor garden, this semi-detached home is truly a rare find in Bentley Heath. Arrange a viewing today to experience the full charm and potential of this exceptional property.

#### 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

- Immaculate Three Bedroom Semi-Detached Property
- Catchment For Arden Academy
- Open Plan Kitchen / Dining Room
- Living Room
- Newly Refurbished Family Bathroom
- Beautiful South Facing Rear Garden
- Walking Distance To Local Amenities, Park & Schools
- Early Viewing Essential



**PORCH**

**HALLWAY**

**LIVING ROOM**

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

**KITCHEN/DINING ROOM**

**DINING AREA**

11' 6" x 10' 10" (3.51m x 3.30m)

**KITCHEN**

15' 11" x 13' 0" (4.85m x 3.96m)

**UTILITY ROOM**

8' 6" x 6' 1" (2.59m x 1.85m)

**COVERED SIDE PASSAGE**

**FIRST FLOOR**

**BEDROOM ONE**

12' 10" x 9' 10" (3.91m x 3.00m)

**BEDROOM TWO**

11' 2" x 9' 10" (3.40m x 3.00m)

**BEDROOM THREE**

6' 11" x 6' 1" (2.11m x 1.85m)

**BATHROOM**

7' 10" x 5' 11" (2.39m x 1.80m)

**TOTAL SQUARE FOOTAGE**

107.6 sq.m (1159 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **LANDSCAPED LONG REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

All carpets and blinds, some curtains and light fittings, two large fitted wardrobes in two bedrooms, bespoke dressing table and drawers in bedroom one, two sheds, summerhouse and greenhouse.

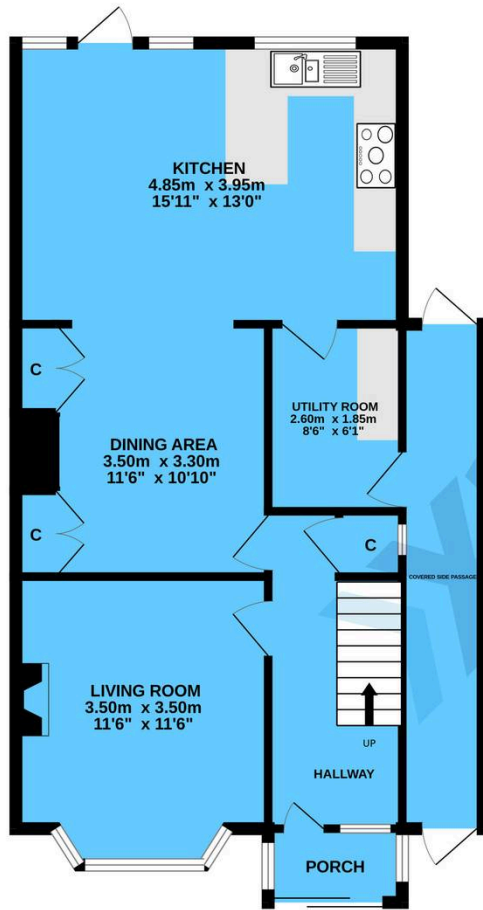
### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - Sky. Loft space - part boarded with lighting.

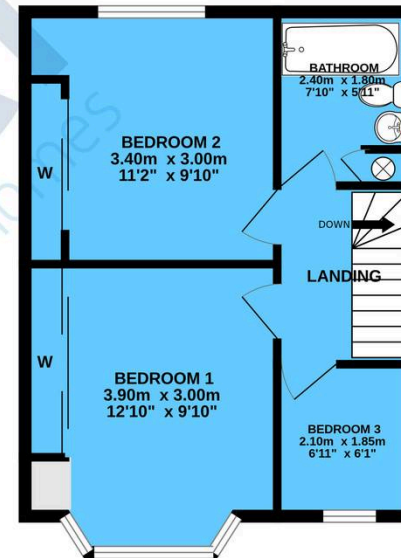
### **INFORMATION FOR POTENTIAL BUYERS**

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  
68.8 sq.m. (741 sq.ft.) approx.



1ST FLOOR  
38.8 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 107.6 sq.m. (1159 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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