



Milton Road, Bentley Heath

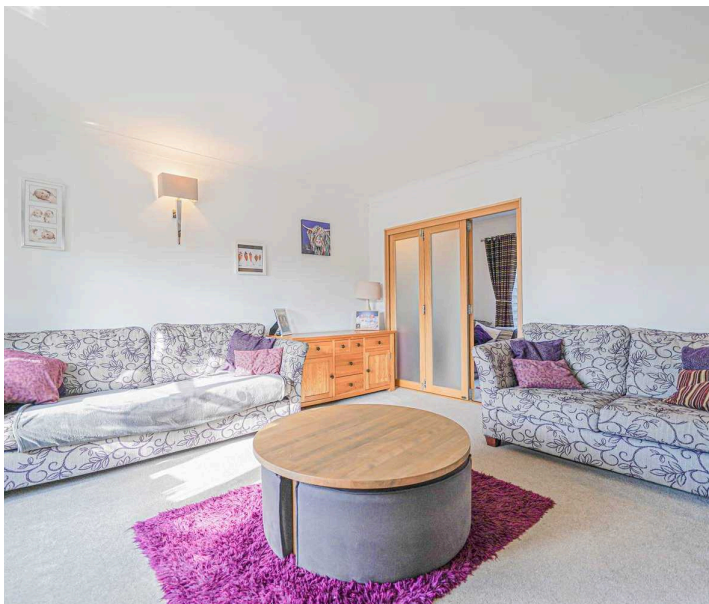
Guide Price £475,000

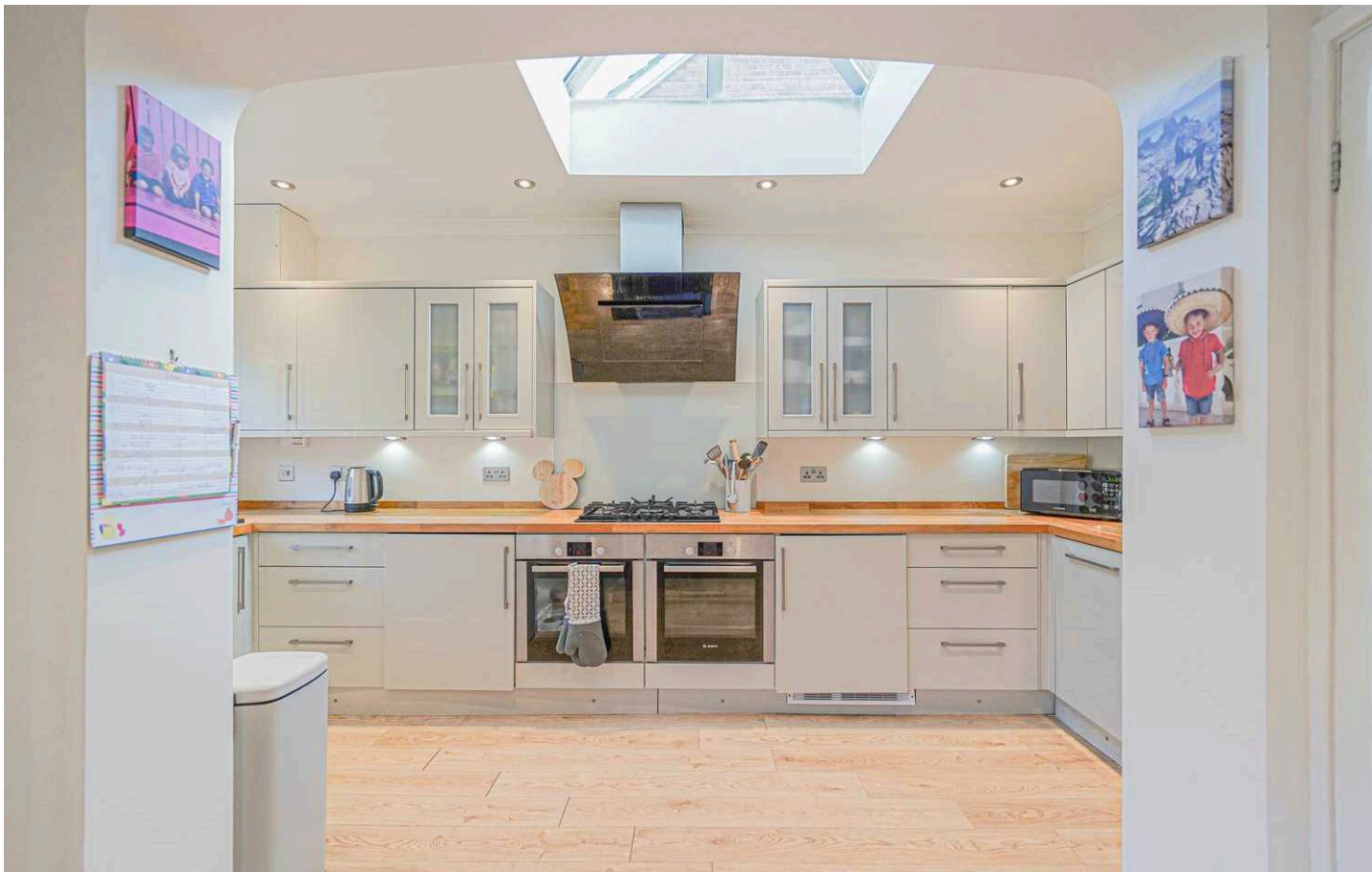




PROPERTY OVERVIEW

Nestled within a sought-after location and boasting a plethora of desirable features, this exceptional four-bedroom extended property offers a harmonious blend of contemporary living spaces and versatile accommodation. The property is ideally situated within the desirable Arden Academy catchment, appealing to families and professionals alike. Upon entering the property, one is greeted by a welcoming ambience that flows effortlessly throughout the well-appointed residence. The focal point of the home is the modern kitchen/diner, which has been extended to create a spacious and light-filled area perfect for casual dining and entertaining. The kitchen itself boasts sleek cabinetry, integrated appliances, and ample preparation space. The property also comprises two receptions that are currently utilised as a lounge and a snug, providing separate spaces for relaxation and entertainment. Upstairs, three well-proportioned bedrooms await, with two benefiting from fitted wardrobes that enhance storage options and streamline organisation. Additionally, a versatile space downstairs is currently used as a fourth bedroom, offering flexibility for various living arrangements to suit individual preferences. All bedrooms are serviced by a well appointed bathroom with a bath and separate shower, and a separate WC.





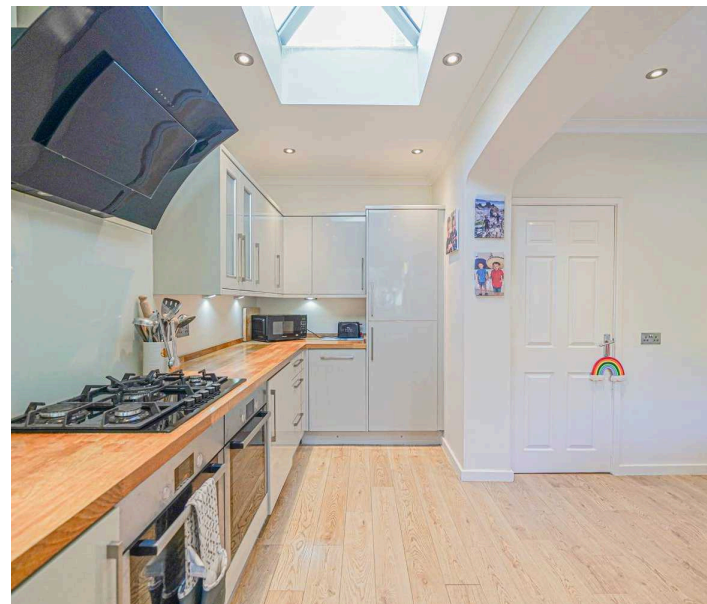
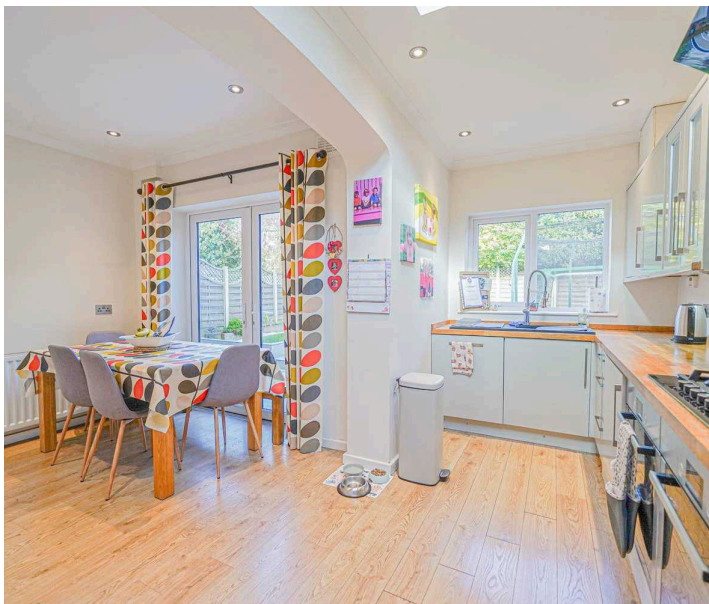
Externally, the property boasts a landscaped garden complete with a full width patio area, ideal for alfresco dining or simply unwinding in the fresh air. The garden provides a tranquil sanctuary for residents to enjoy all year round. Furthermore, a large block-paved driveway offers ample off-road parking, ensuring convenience and ease of access for multiple vehicles. In conclusion, this property presents an enviable opportunity to acquire a well-maintained residence with a host of attractive features and a convenient location. With its blend of contemporary interiors, versatile living spaces, and outdoor amenities, this home caters to the needs of discerning buyers seeking a comfortable and stylish abode. Arrange a viewing today to experience the charm and appeal of this exceptional property firsthand.

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





- Four Bedroom Extended Property
- Modern Kitchen/Diner Which Has Been Extended
- Two Receptions Currently Used As A Lounge And A Sun
- Three Bedrooms Upstairs Two Of Which Benefit From Fitted Wardrobes
- Versatile Space Downstairs Currently Used As A Fourth Bedroom
- Landscaped Garden With Full With Patio
- Large Block Paved Driveway
- Arden Academy Catchment

HALL

LOUNGE

14' 2" x 12' 10" (4.32m x 3.91m)

SNUG

10' 0" x 7' 11" (3.05m x 2.41m)

KITCHEN/DINER

16' 1" x 14' 7" (4.90m x 4.45m)

BEDROOM FOUR

13' 4" x 7' 1" (4.06m x 2.16m)

FIRST FLOOR

BEDROOM ONE

11' 10" x 10' 10" (3.61m x 3.30m)

BEDROOM TWO

10' 10" x 10' 8" (3.30m x 3.25m)

BEDROOM THREE

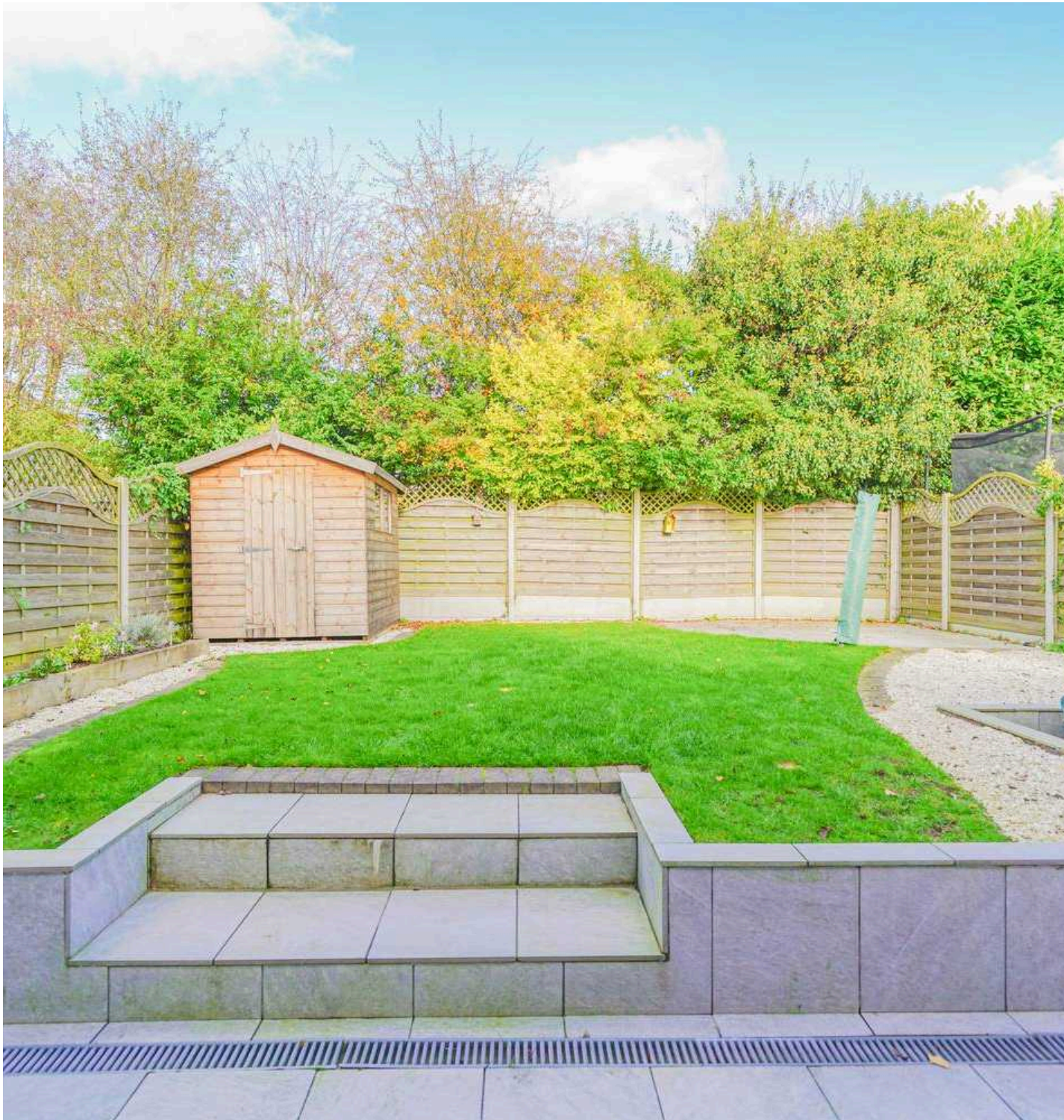
8' 0" x 7' 7" (2.44m x 2.31m)

BATHROOM

SEPARATE WC

TOTAL SQUARE FOOTAGE

99.4 sq.m (1070 sq.ft) approx.



OUTSIDE THE PROPERTY

LANDSCAPED REAR GARDEN WITH PATIO AREA

DRIVEWAY PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all carpets, some curtains, blinds and light fittings, Velux window electric operating console for bedroom four and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

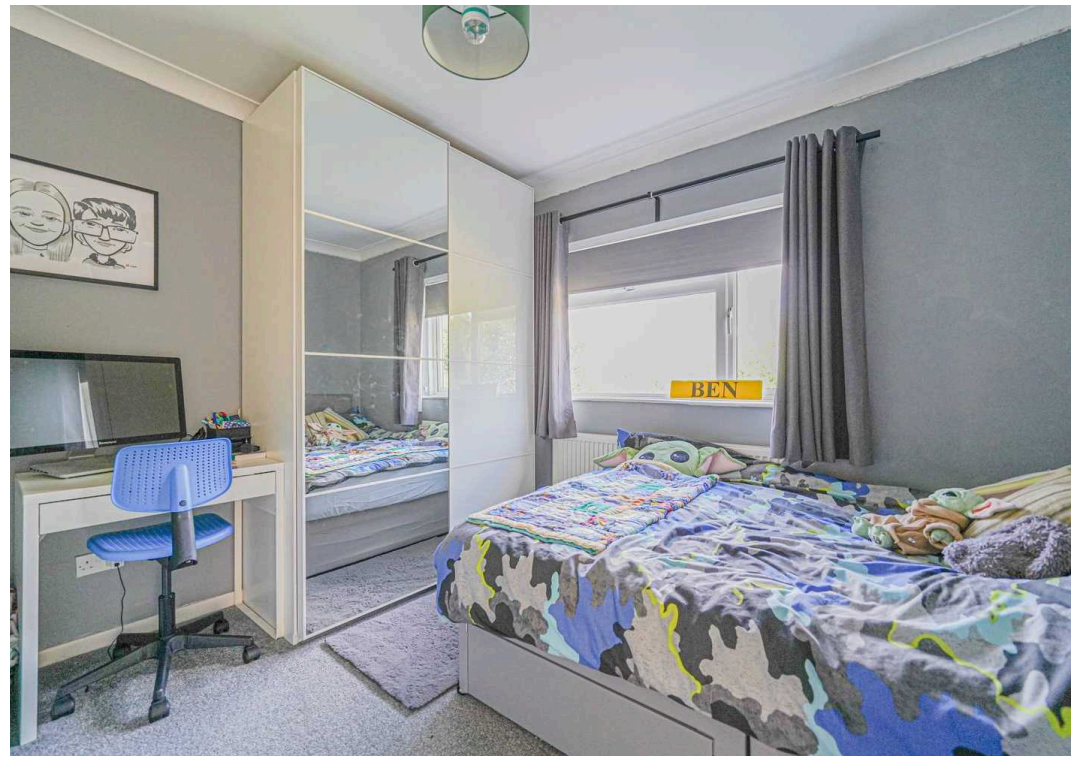
Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

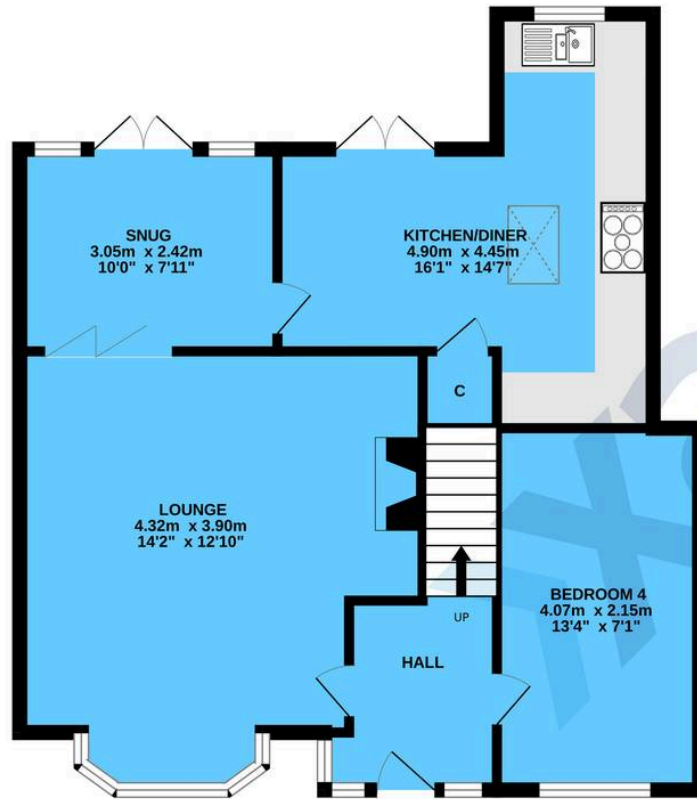
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

DISCLAIMER

The vendor of this property is an employee of Xact Homes



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 99.4 sq.m. (1070 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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