



St. Phillips Grove, Bentley Heath

Guide Price £475,000





PROPERTY OVERVIEW

We are delighted to present this attractive three bedroom semi-detached property, ideally situated in a quiet and highly desirable cul-de-sac in Bentley Heath. The house boasts a welcoming entrance hallway with ample integrated storage space and a convenient guest toilet. The fitted kitchen/diner is equipped with integrated appliances and provides a perfect space for family meals or entertaining. The spacious living room is flooded with natural light, thanks to the French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living. On the first floor, the principal bedroom features an ensuite shower room, providing a private retreat for the lucky occupant. The third bedroom offers versatility and could easily be used as a home office, meeting the demands of modern living. A family bathroom completes the accommodation on this level. To the rear of the property, you will find a delightful south-facing garden, offering a tranquil space to relax and unwind. At the front, there is driveway with parking for two cars, ensuring convenience for residents and visitors alike.





With its excellent location and attractive features, this outstanding property is sure to appeal to a wide range of discerning buyers. Don't miss out on the opportunity to make this house your new home. Contact us to arrange a viewing today.

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: E

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- No Upward Chain
- Quiet Cul-De-Sac Location
- Fitted Kitchen / Diner
- Principal Bedroom With Ensuite
- South Facing Rear Garden
- Driveway With Ample Parking Space





ENTRANCE HALLWAY

WC

LIVING ROOM

17' 9" x 12' 6" (5.41m x 3.81m)

KITCHEN/DINER

16' 2" x 10' 2" (4.93m x 3.10m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 11" x 8' 10" (5.77m x 2.69m)

ENSUITE

BEDROOM TWO

10' 3" x 9' 11" (3.12m x 3.02m)

BEDROOM THREE

11' 4" x 8' 6" (3.45m x 2.59m)

BATHROOM

TOTAL SQUARE FOOTAGE

95.8 sq.m (1031 sq.ft) approx.



OUTSIDE THE PROPERTY

DELIGHTFUL REAR GARDEN

DRIVEWAY PARKING FOR TWO VEHICLES

ITEMS INCLUDED IN THE SALE

Bosch integrated oven with grill, Bosch integrated hob with extractor, Bosch extractor, Bosch fridge/freezer, Bosch dishwasher, washing machine, all carpets, curtains and blinds and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

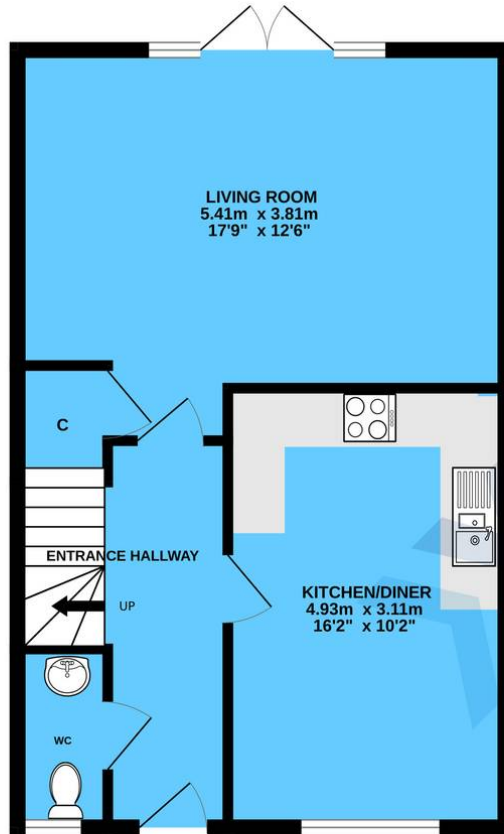
Services - water meter, mains gas, electricity and sewers. Broadband - fibre optic.

MONEY LAUNDERING REGULATIONS

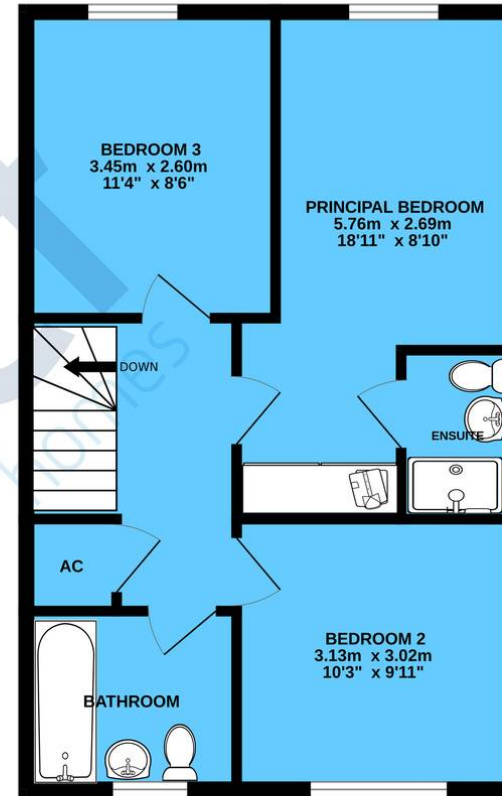
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 95.8 sq.m. (1031 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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