



Bullivents Close, Bentley Heath

Guide Price £695,000





PROPERTY OVERVIEW

Presenting this exceptional and deceptively spacious detached family home, offered to the market with the benefit of no upward chain. Situated in a tranquil cul-de-sac within Bentley Heath, this large four-bedroom property boasts three bathrooms and offers unparalleled versatility for modern living.

Upon arrival, the property greets you with a substantial tarmac driveway, providing ample parking space, leading to a single garage for added convenience. The journey through this superb family home begins at the entrance hallway, unveiling the spacious ground floor accommodation. A guest cloakroom sets the tone, with two generously proportioned reception rooms; a comfortable living room at the rear, featuring French doors, and an elegant dining room at the front.





Continuing, the ground floor reveals a spacious breakfast kitchen to the front of the property and a rear downstairs double bedroom with an en-suite shower room, ideal for guests or extended family members. This room also offers the versatility to be utilised as a further reception room / play room / large study or sitting room. Venturing to the first floor, you will find the remaining three double bedrooms. The principal bedroom enjoys the luxury of an en-suite shower room while the rest of the bedrooms are serviced by a well-appointed bathroom.

Stepping outside, the property boasts a large westerly facing landscaped garden, predominantly laid with a pristine lawn and enhanced by a full-width patio area. Completing the outdoor space is access to the single garage, adding further storage or parking space.

Excellently positioned, this superbly versatile home is within walking distance of all Bentley Heath amenities, making daily conveniences effortlessly accessible. In addition, residing within the esteemed catchment area of Arden Academy adds an extra layer of desirability, appealing to families seeking a home that combines comfort, space and convenience in one distinguished package.





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: F

Tenure: Freehold





- Offered To The Market With No Upward Chain Is This Deceptively Spacious Detached Family Home
- Large Four Bedroom Detached With Three Bathrooms Located In A Quiet Cul-De-Sac Of Bentley Heath And Offering Exceptional Versatility
- Set Behind A Large Tarmac Driveway With Ample Parking And A Single Garage
- All Ground Floor Accommodation Accessed Via Entrance Hallway With Guest Cloakroom, Two Large Receptions Including Living Room To The Rear With French Doors And Dining Room To The Front
- The Remainder Of The Ground Floor Accommodation Is Comprised Of A Large Breakfast Kitchen To The Front Of The Property And A Rear Downstairs Double Bedroom With En-Suite Shower Room
- To The First Floor Are The Remaining Three Double Bedrooms, Principal Bedroom Benefiting From An En-Suite Shower Room, All Further Bedrooms Are Serviced By A Luxury Bathroom
- Superb Versatile Home Located Walking Distance To All Of Bentley Heath's Amenities And In The Esteemed Arden Academy Catchment Area
- To The Rear Of The Property Is A Large Westerly Facing And Landscaped Garden Which Is Mainly Laid With Lawn, Full Width Patio And Access To Single Garage



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

14' 3" x 11' 2" (4.35m x 3.40m)

DINING ROOM

11' 8" x 9' 10" (3.55m x 3.00m)

LIVING ROOM

17' 9" x 13' 11" (5.40m x 4.25m)

BEDROOM FOUR

14' 7" x 11' 6" (4.45m x 3.50m)

ENSUITE

11' 6" x 4' 1" (3.50m x 1.25m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 11" x 11' 6" (4.55m x 3.50m)

ENSUITE

7' 3" x 7' 3" (2.20m x 2.20m)

STORE

8' 10" x 5' 9" (2.70m x 1.75m)

BEDROOM TWO

11' 8" x 11' 4" (3.55m x 3.45m)

BEDROOM THREE

11' 8" x 10' 6" (3.55m x 3.20m)

BATHROOM

10' 0" x 7' 3" (3.05m x 2.20m)

OUTSIDE THE PROPERTY

GARAGE

18' 8" x 8' 10" (5.70m x 2.70m)

TOTAL SQUARE FOOTAGE

170.6 sq.m (1836 sq.ft) approx.



DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge, freezer, dishwasher, washing machine, all carpets, all blinds and all light fittings.

ADDITIONAL INFORMATION

Services - mains water, sewers and electricity.
Broadband - TBC.

INFORMATION FOR POTENTIAL BUYERS

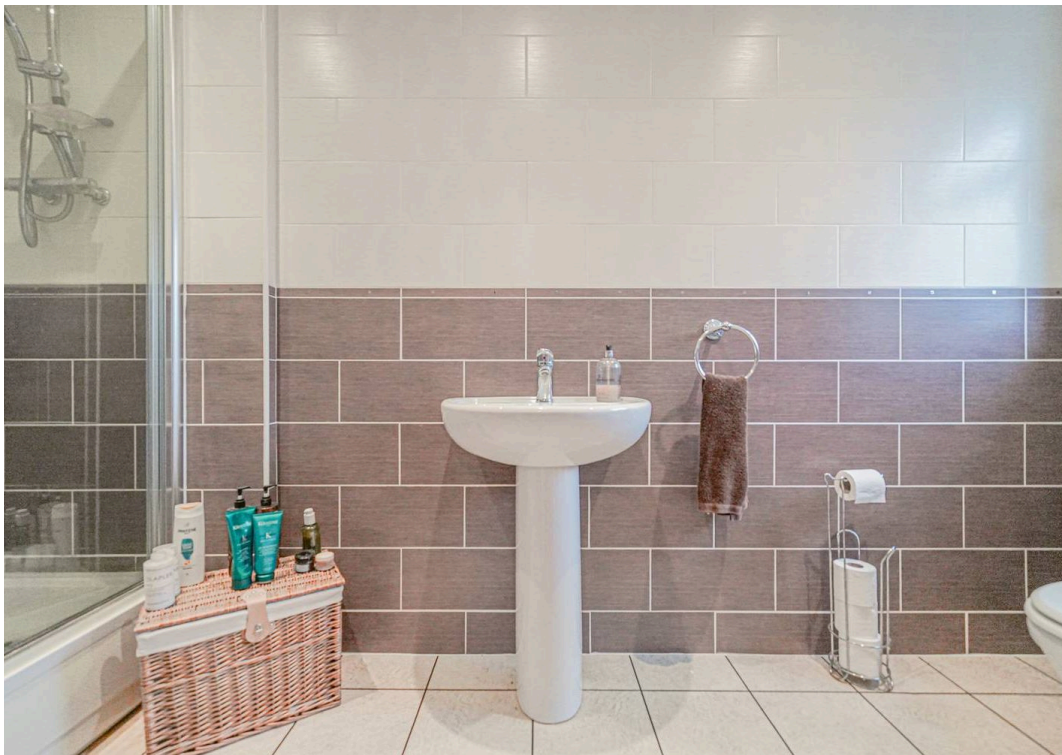
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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.

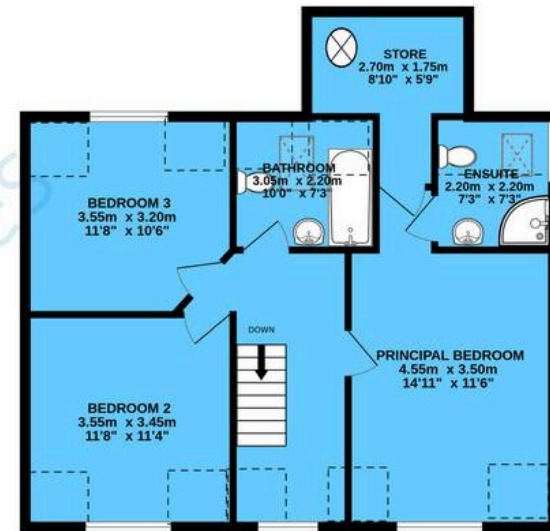
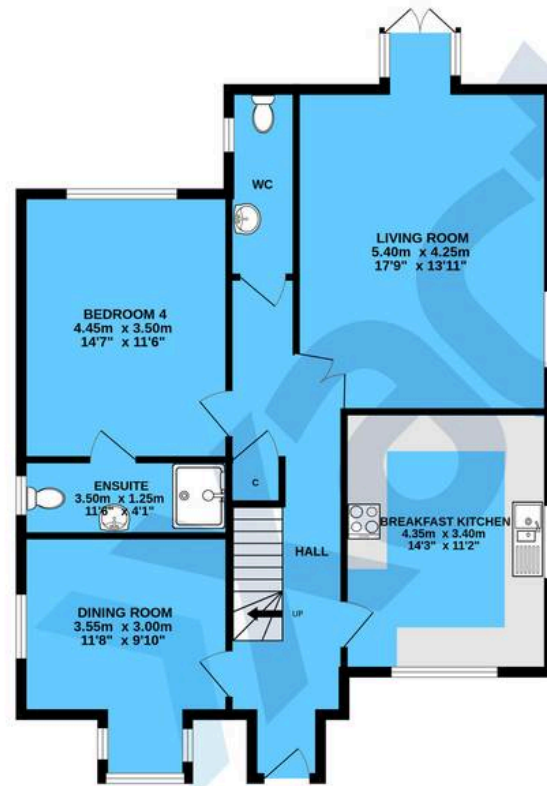
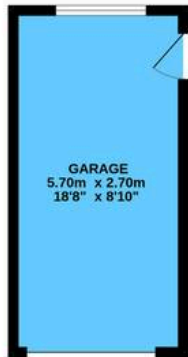
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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 : 170.6 sq.m. (1836 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 ©2025

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

