



Milton Close, Bentley Heath

Guide Price £250,000





PROPERTY OVERVIEW

Set on a quiet road of Bentley Heath is this two bedroom first floor maisonette offered to the market with the benefit of NO UPWARD CHAIN and benefitting from an enclosed garden to the rear. The property provides an ideal opportunity for first time buyers, investors or downsizers and consists of:- a spacious living room, fitted kitchen with ample space for a dining table, two double bedrooms and a family bathroom.

Outside the property enjoys a lawn front garden and the rear is a West facing rear garden which is mainly laid with lawn with a large storage shed.

To view this property call Xact Homes today on 01564 777284.



- Two Bedroom Maisonette
- No Upward Chain
- Enclosed Rear Garden with Storage Shed
- Long Lease & No Service Charge
- West Facing Rear Garden



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 facility with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Council Tax band: C

Tenure: Leasehold

LIVING ROOM

13' 11" x 12' 0" (4.24m x 3.66m)

KITCHEN

10' 10" x 10' 7" (3.30m x 3.23m)

BEDROOM ONE

12' 7" x 11' 10" (3.84m x 3.61m)

BEDROOM TWO

10' 10" x 9' 9" (3.30m x 2.97m)

BATHROOM

TOTAL SQUARE FOOTAGE

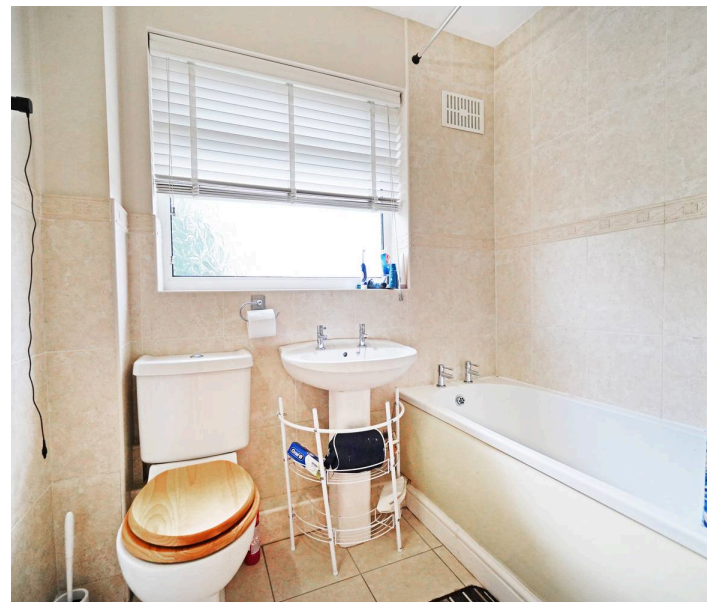
73 sq.m (786 sq.ft) approx.

OUTSIDE THE PROPERTY

WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, curtains and blinds and garden shed.





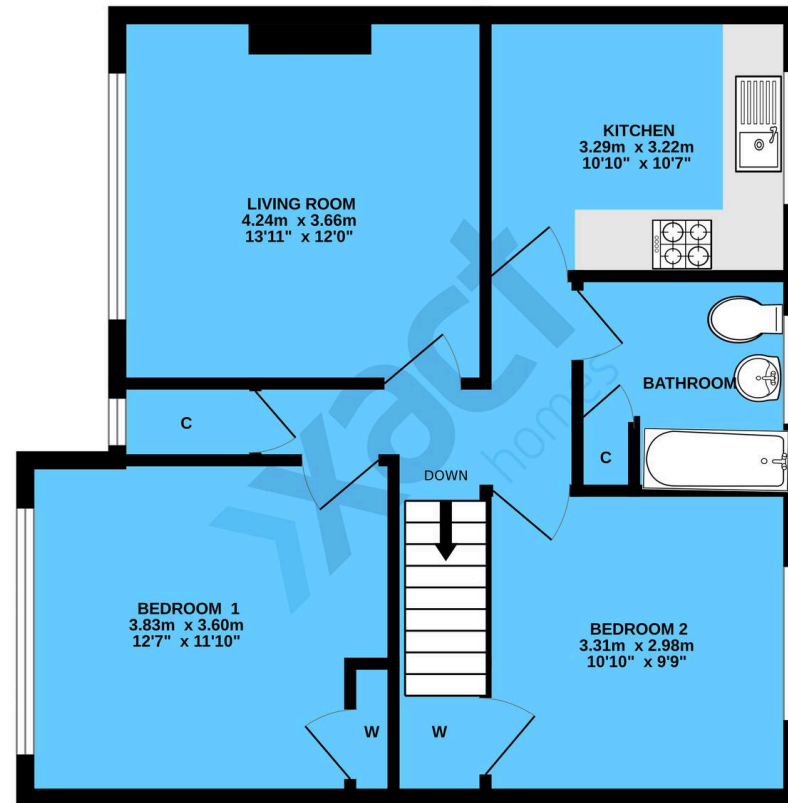
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Ground rent - £50.00 pa

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.

1ST FLOOR



TOTAL FLOOR AREA: 73.0 sq.m. (786 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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Xact Homes

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