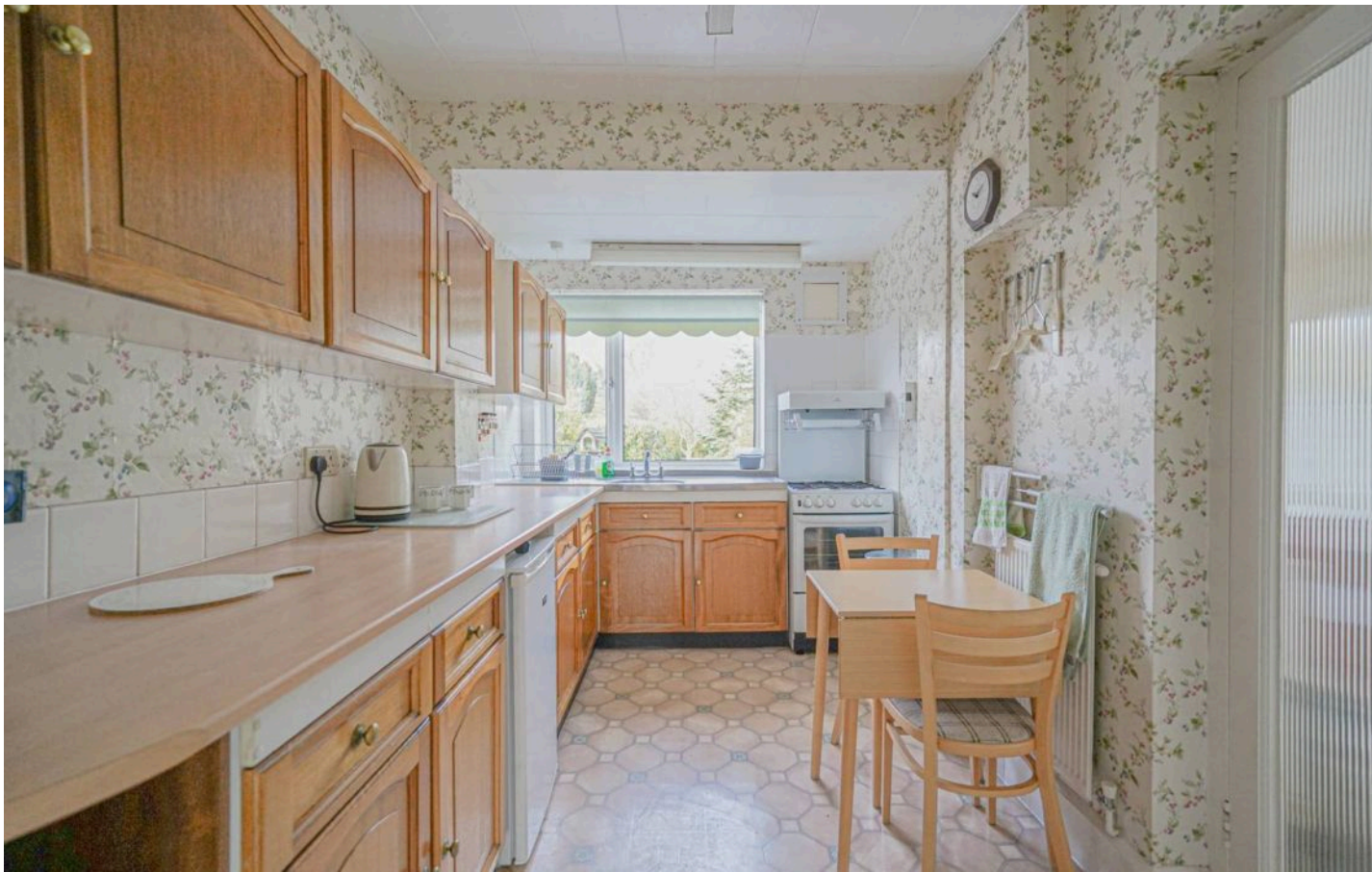




# Slater Road, Bentley Heath

Guide Price £500,000





## PROPERTY OVERVIEW

Located within the desirable Bentley Heath Village, this extended four-bedroom semi-detached property offers a harmonious blend of space and convenience situated behind a paved driveway. Adorned with a verdant lawn and an integral single garage, this residence presents a charming façade. Upon crossing the threshold through the inviting entrance hallway, the ground floor unfolds to reveal a well-appointed layout featuring a generously proportioned lounge/diner, ideal for both relaxation and entertaining. The adjacent kitchen, complemented by a practical utility room and a convenient guest cloakroom, caters to the needs of modern living seamlessly, offering both functionality and finesse.

Ascending the stairs, the upper level of the property houses three spacious double bedrooms and a versatile single bedroom, perfect for accommodating a growing family or serving as a contemporary home office. All bedrooms are all serviced by a family bathroom and a separate W/C. This property offers a rare opportunity to own a residence overlooking and with direct access to the expansive Bentley Heath Park, where tranquillity and natural beauty are the backdrop for daily living. Furthermore, the absence of an upward chain streamlines the purchasing process, while the sought-after location within the Arden Academy catchment area underscores the educational benefits that this property affords.





Conveniently positioned within walking distance to Dorridge Station, as well as an array of local amenities, residents of this enclave can enjoy easy access to transportation links and essential services, effortlessly blending urban convenience with a sense of community. With its spacious interiors, idyllic surroundings, and prime location, this property represents the epitome of modern living within an established and desirable locale.

#### 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





- Extended Four Bedroom Semi-Detached Property Set In The Heart Of Bentley Heath Village
- Set Behind A Paved Driveway With Lawn And Integral Single Garage
- All Ground Floor Accommodation Is Accessed Via The Entrance Hallway Comprising Of Large Through Lounge/Diner, Kitchen With Adjacent Utility Room And A Guest Cloakroom
- Upstairs The Property Benefits From Three Double Bedrooms And One Single Bedroom, All Serviced By A Family Bathroom And Separate W/C
- Excellent Large Landscaped Garden Backing Onto Bentley Heath Park
- Offered To The Market With No Upward Chain And Located Within The Arden Academy Catchment Area
- Located Within Walking Distance To Dorridge Station And All Local Amenities

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LOUNGE/DINER**

24' 5" x 10' 4" (7.44m x 3.15m)

#### **KITCHEN**

13' 11" x 7' 3" (4.24m x 2.21m)

#### **UTILITY ROOM**

13' 11" x 6' 9" (4.24m x 2.06m)



## FIRST FLOOR

### BEDROOM ONE

12' 0" x 10' 6" (3.66m x 3.20m)

### BEDROOM TWO

12' 6" x 10' 6" (3.81m x 3.20m)

### BEDROOM THREE

15' 5" x 7' 5" (4.70m x 2.26m)

### BEDROOM FOUR

6' 9" x 6' 5" (2.06m x 1.96m)

### BATHROOM

7' 3" x 5' 11" (2.21m x 1.80m)

### SEPARATE WC

### OUTSIDE THE PROPERTY

### GARAGE

13' 11" x 7' 7" (4.24m x 2.31m)

### TOTAL SQUARE FOOTAGE

117.3 sq.m (1263 sq.ft) approx.

### LARGE LANDSCAPED GARDEN

### ITEMS INCLUDED IN THE SALE

If wanted - Free standing cooker, extractor (fan), fridge, freezer, washing machine, tumble dryer and all remaining furniture. All carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

### ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet).

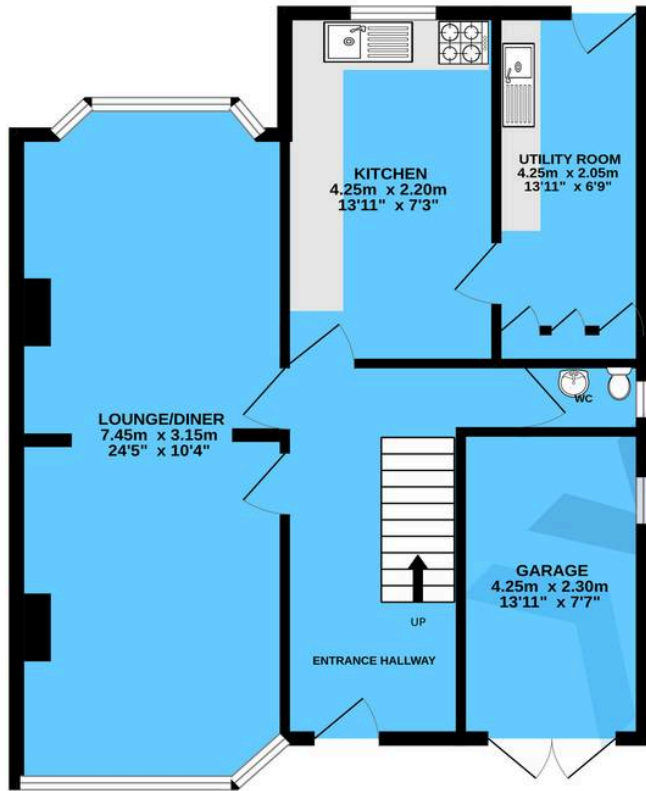


#### **INFORMATION FOR POTENTIAL BUYERS**

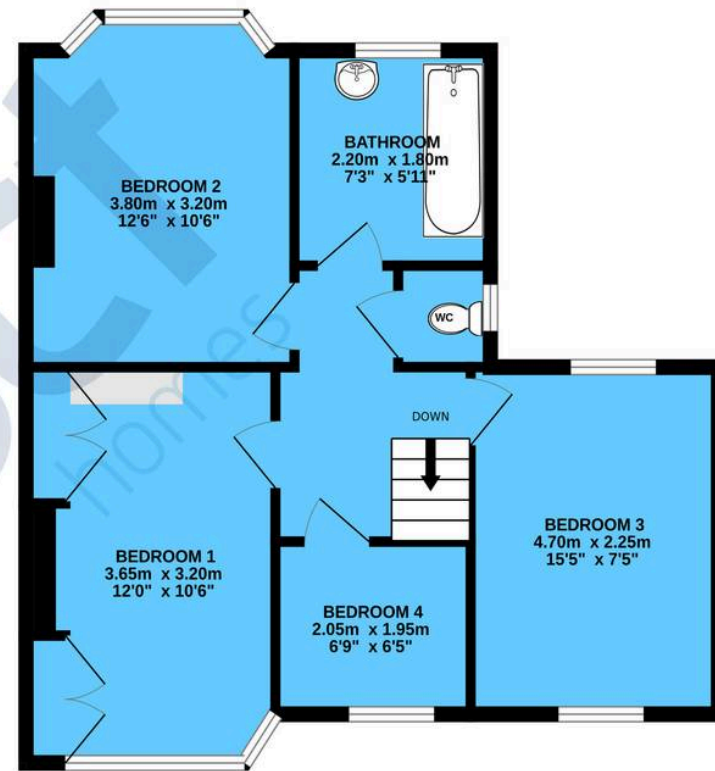
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 117.3 sq.m. (1263 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**

1632-1636 High Street, Knowle - B93 0JU

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

