



Bretby Close, Bentley Heath

Guide Price £475,000





PROPERTY OVERVIEW

Set in a tranquil cul-de-sac, this charming three-bedroom two-bathroom semi-detached house offers a wonderful living space for a growing family. Approach the property through a paved driveway that comfortably accommodates two vehicles in addition to a single garage which contains ample fitted storage and a utility area.

Upon entering the house, you are welcomed into the spacious hallway with a large under stairs storage cupboard, providing access to all ground floor rooms. The fully fitted kitchen is located at the front of the property, while at the rear, a convenient cloakroom and a generously proportioned lounge, leading into a delightful conservatory, offer a seamless transition between indoor and outdoor living.

Venture to the first floor to discover three well-appointed bedrooms. The superb principal suite boasts a walk-in wardrobe and a private en-suite shower room, offering a luxurious retreat. The further two bedrooms are serviced by a tastefully designed family bathroom, exuding a sense of comfort and relaxation.





Step outside into the excellently landscaped south-facing rear garden, providing a serene outdoor space perfect for al fresco dining, entertaining guests, or simply enjoying the beauty of the outdoors.

Benefiting from a lack of upward chain, this property is ideally situated within the Arden Academy catchment area, ensuring access to superb educational opportunities. Perfectly positioned within walking distance to Dorridge Station and all local schools and amenities, this home offers the best of both convenience and tranquility.

In summary, this property presents an excellent opportunity to own a superb family home in a sought-after location. With its versatile living spaces, modern amenities, and convenient access to local facilities, this residence is truly a gem waiting to be discovered by discerning buyers.

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





- Three Bedroom Two Bathroom Semi-Detached House Set In A Quiet Cul-De-Sac
- Set Behind A Paved Driveway Providing Parking For Two Cars And An Additional Single Garage
- All Ground Floor Accommodation Is Accessed Via The Entrance Hallway At The Front Of The Property Is The Fully Fitted Kitchen And At The Rear Is A Cloakroom And Large Lounge Leading To Conservatory
- To The First Floor There Are Three Bedrooms Including An Excellent Principal Suite With Walk-In-Wardrobe And En-Suite Shower Room The Further Two Bedrooms Are Serviced By A Luxury Family Bathroom
- Excellent Landscaped South Facing Rear Garden
- Offered To The Market With No Upward Chain And Located Within The Arden Academy Catchment Area
- Superb Family Home Located Walking Distance To Dorridge Station And All Local Schools And Amenities



ENTRANCE HALLWAY

WC

KITCHEN

11' 5" x 6' 8" (3.48m x 2.03m)

LOUNGE

14' 10" x 11' 9" (4.51m x 3.58m)

CONSERVATORY

10' 1" x 10' 1" (3.07m x 3.07m)

INTEGRAL GARAGE

18' 6" x 8' 2" (5.63m x 2.49m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 6" x 10' 6" (3.50m x 3.20m)

WALK IN WARDROBE

ENSUITE

7' 1" x 5' 7" (2.16m x 1.70m)

BEDROOM TWO

11' 6" x 8' 2" (3.50m x 2.50m)

BEDROOM THREE

8' 11" x 6' 8" (2.73m x 2.04m)

BATHROOM

6' 7" x 4' 8" (2.01m x 1.43m)

TOTAL SQUARE FOOTAGE

94.7 sq.m (1019 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH FACING GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, integrated fridge/freezer, all carpets, some blinds, some light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

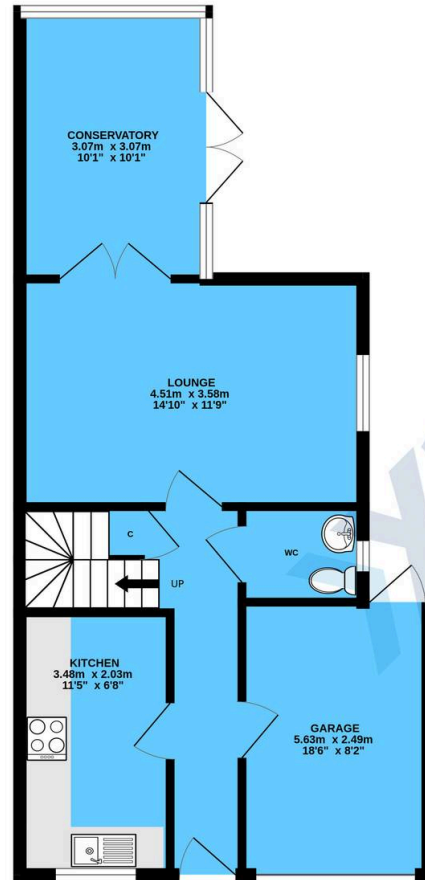
Services - direct mains water (with water meter), sewers and electricity. Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

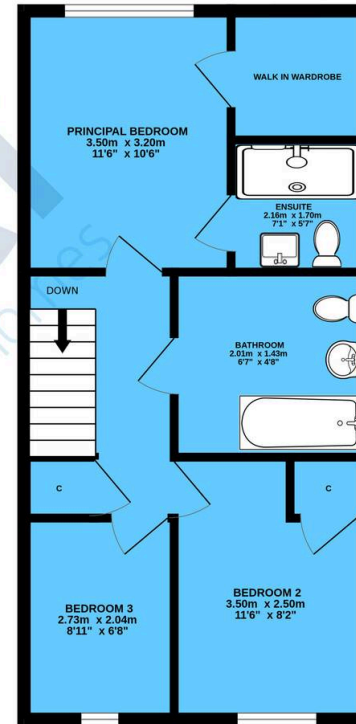
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 94.7 sq.m. (1019 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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