



Milton Road, Bentley Heath

Guide Price £400,000





PROPERTY OVERVIEW

Situated on a peaceful road in the sought-after area of Bentley Heath, this charming three-bedroom semi-detached house presents an ideal family home. Upon approach, the property is gracefully tucked behind a front lawn and offers a tandem tarmac driveway alongside a separate single garage, providing ample parking spaces for multiple vehicles. Upon entering, the accommodation unfolds with an inviting entrance hallway that leads to a spacious through lounge diner. The lounge diner boasts dual aspect windows that flood the room with natural light. From here, you are led into a well-appointed fitted kitchen, providing a functional and stylish space for meal preparation and dining. Ascending upstairs, the property offers two generously proportioned double bedrooms alongside a further single bedroom. These bedrooms are serviced by a family bathroom, complete with a separate bath and shower. To the rear of the property, an easterly facing garden awaits, featuring a lush lawn and a full-width patio area. This outdoor space offers an ideal setting for al fresco dining, entertaining, or simply unwinding amidst the tranquillity of the surroundings.



This wonderful property is offered to the market with the added benefit of no upward chain, streamlining the purchasing process for prospective buyers. Furthermore, its convenient location ensures easy access to a wealth of local amenities, including shops, schools, and transportation links, all within walking distance. In summary, this well-maintained semi-detached residence in Bentley Heath presents a fantastic opportunity for those seeking a comfortable and convenient family home in a desirable location. With its spacious interior layout, charming outdoor space, and proximity to local conveniences, this property epitomises comfortable and practical living. An early viewing is highly recommended to fully appreciate the unique appeal of this delightful home.

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 Semi Detached House Located On A Quiet Road In Bentley Heath
- Set Behind A Front Lawn And Tandem Tarmac Driveway Supported By A Separate Single Garage
- Located Via The Entrance Hallway Is A Large Through Lounge Diner With Dual Aspect Windows Which Lead To A Well Appointed Fitted Kitchen
- Upstairs, The Property Boasts Two Large Double Bedrooms And A Further Single Bedroom, All Served By A Family Bathroom With Separate Bath And Shower
- To The Rear Of The Property Is An Easterly Facing Garden Mainly Laid With Lawn Which Benefits From A Full Width Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Located Within Walking Distance To All Local Amenities

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE / DINER

22' 8" x 15' 9" (6.90m x 4.80m)

KITCHEN

8' 6" x 7' 9" (2.60m x 2.35m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 4" x 10' 6" (3.45m x 3.20m)

BEDROOM TWO

10' 10" x 10' 6" (3.30m x 3.20m)

BEDROOM THREE

8' 4" x 8' 0" (2.55m x 2.45m)

BATHROOM

7' 10" x 7' 10" (2.40m x 2.40m)



TOTAL SQUARE FOOTAGE
88.0 sq.m (947 sq.ft) approx.

OUTSIDE THE PROPERTY

STORE

GARAGE

DRIVEWAY PARKING

EASTERLY FACING GARDEN

FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, tumble dryer, all carpets, all curtains, some blinds, all light fittings and fitted wardrobes in all three bedrooms.

ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Loft - partially boarded.

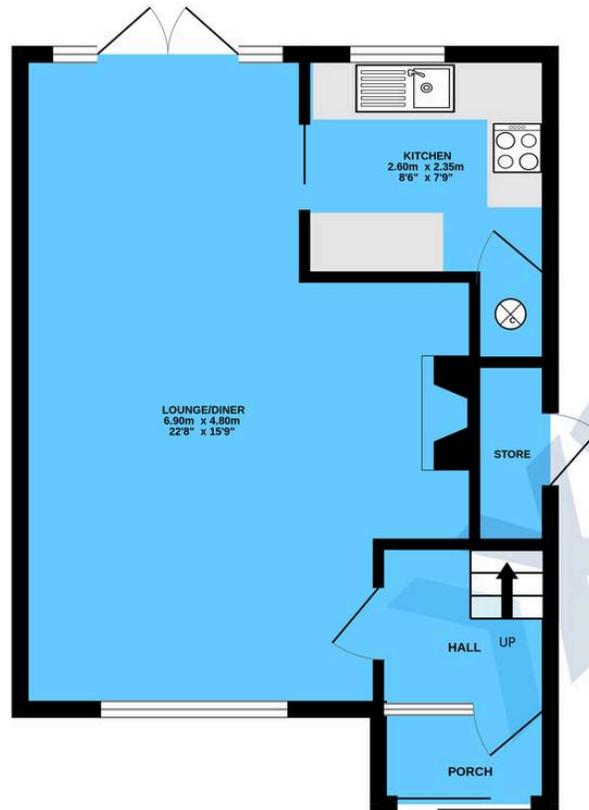


INFORMATION FOR POTENTIAL BUYERS

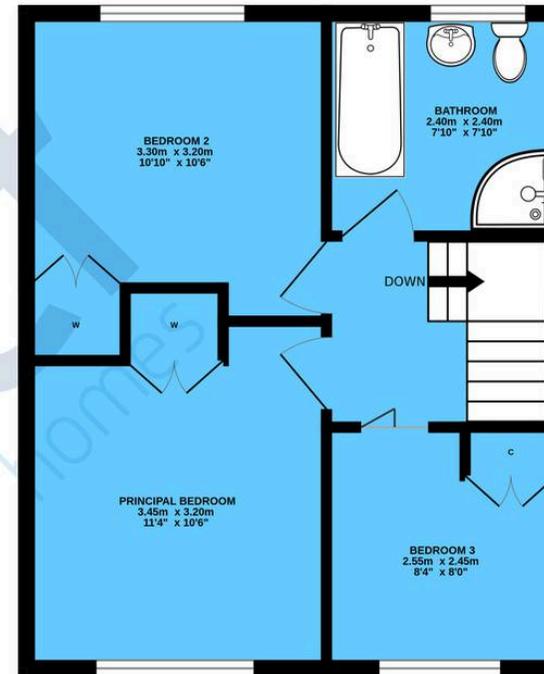
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 88.0 sq.m. (947 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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