



Milton Road, Bentley Heath

Guide Price £425,000





PROPERTY OVERVIEW

Situated in the sought-after Bentley Heath Village, this extended modernised three-bedroom semi-detached house offers a comfortable and contemporary living space on a peaceful road. Approaching the property, you will be greeted by a neatly maintained front lawn and a generous tandem tarmac driveway, providing ample parking space, complemented by a separate garage store room for additional storage needs. Upon entering the house through the welcoming hallway, you will find a spacious through lounge/diner flooded with natural light from the dual aspect windows. This leads seamlessly to a well-appointed modern fitted kitchen, which has been tastefully extended to enhance the living experience. Making your way upstairs, the property features two generously proportioned double bedrooms perfect for rest and relaxation, along with a third single bedroom, all conveniently serviced by a family bathroom. The east-facing rear garden offers a peaceful retreat, featuring a well-maintained lawn, a full-width patio ideal for al fresco dining or entertaining guests, and a separate office space situated at the rear of the garage, perfect for those who work from home.



Conveniently located within walking distance to a range of local amenities, including shops, schools, and public transport links, this property offers a harmonious blend of suburban tranquillity and urban convenience. In conclusion, this meticulously presented property presents a fantastic opportunity for those seeking a stylish and comfortable family home in a desirable location. With its modern amenities, spacious layout, and convenient access to local services, this residence promises a lifestyle of comfort and ease. Arrange a viewing today to fully appreciate the charm and elegance this property has to offer.

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 Modernised 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 Garage Store Room
- Located Via The Hallway Is A Large Through Lounge/Diner With Dual Aspect Windows Which Leads To A Well Appointed Modern Fitted Kitchen Which Has Been Extended
- Upstairs, The Property Boasts Two Large Double Bedrooms And A Further Single Bedroom, All Serviced By A Family Bathroom
- To The Rear Of The Property Is An Easterly Facing Garden Mainly Laid With Lawn Which Benefits From A Full Width Patio And An Office Space Located At The Rear Of The Garage
- Located Within Walking Distance To All Local Amenities

PORCH

HALLWAY

WC

LOUNGE/DINER

22' 8" x 12' 8" (6.91m x 3.86m)

KITCHEN

16' 5" x 8' 6" (5.00m x 2.59m)

FIRST FLOOR

BEDROOM ONE

11' 6" x 10' 4" (3.51m x 3.15m)

BEDROOM TWO

11' 6" x 10' 4" (3.51m x 3.15m)

BEDROOM THREE

8' 0" x 6' 11" (2.44m x 2.11m)

**BATHROOM**

8' 0" x 7' 9" (2.44m x 2.36m)

OUTSIDE THE PROPERTY**GARAGE STORE**

8' 2" x 8' 0" (2.49m x 2.44m)

OFFICE SPACE

8' 2" x 7' 8" (2.49m x 2.34m)

TOTAL SQUARE FOOTAGE

93.8 sq.m (1010 sq.ft) approx.

TANDEM DRIVEWAY**GARDEN WITH FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Extractor, all carpets and light fittings, some curtains and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - 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.

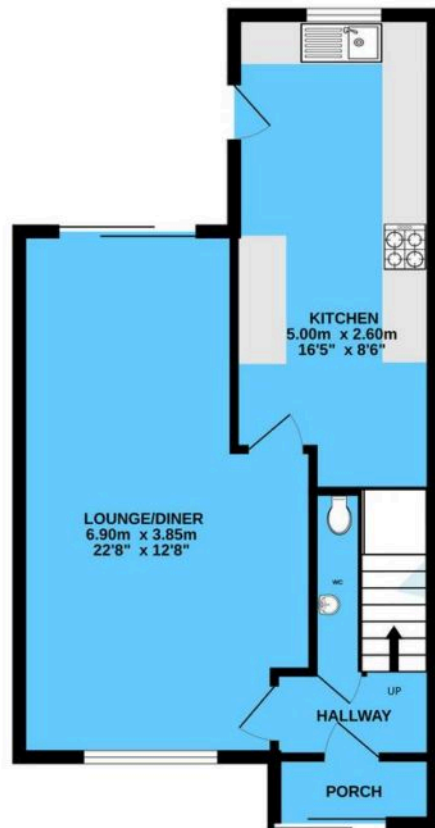
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

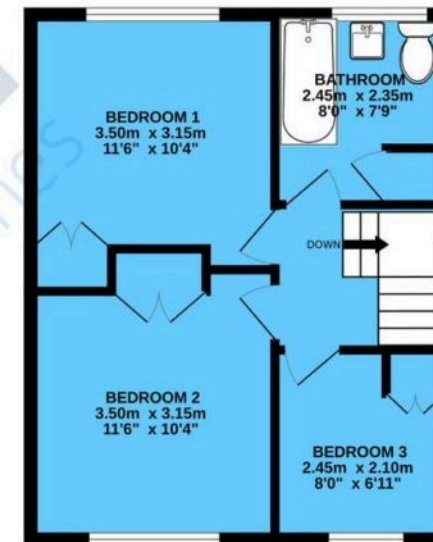
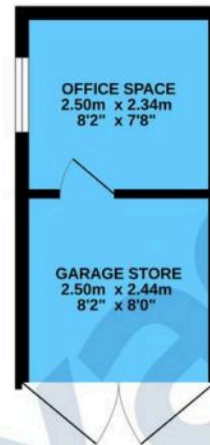
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 93.8 sq.m. (1010 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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