



Slater Road, Bentley Heath

Guide Price £500,000



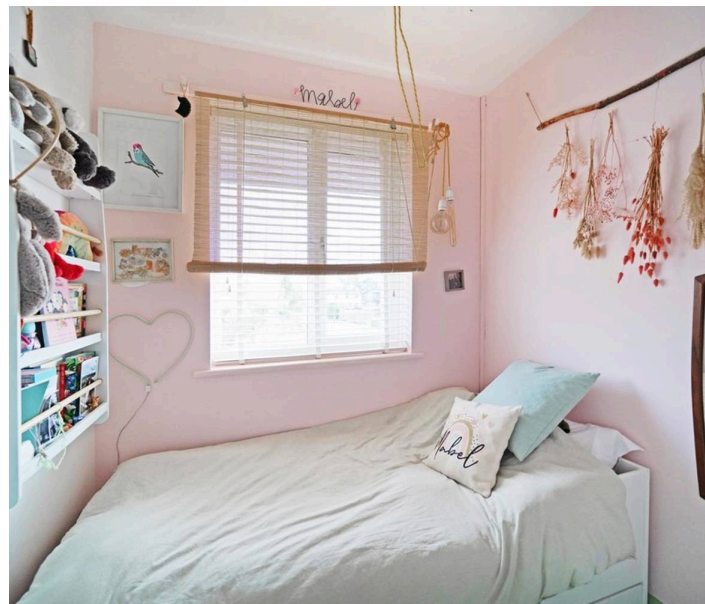
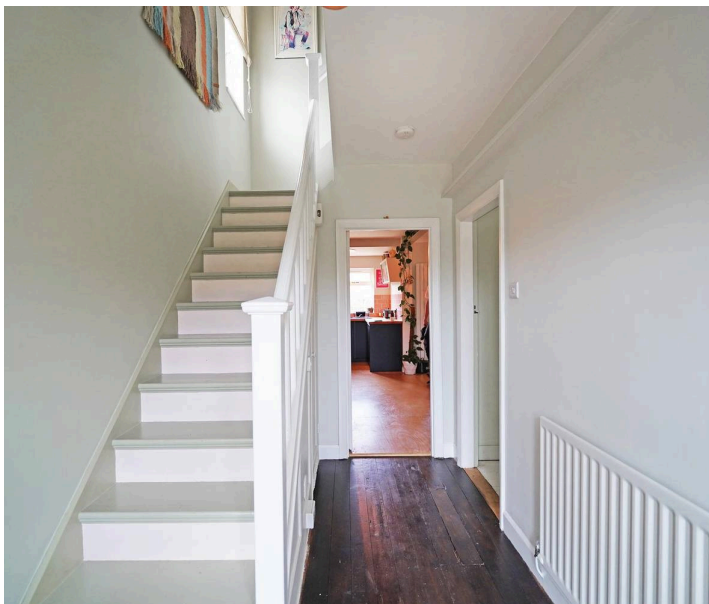


## PROPERTY OVERVIEW

Situated in a highly sought-after location is this impressive extended three-bedroom semi-detached house which has been tastefully modernised throughout, offering a perfect blend of contemporary living and character. The property welcomes you with a tandem block paved driveway and a neat front lawn, adding to its attractive kerb appeal.

Upon entering the home, you are greeted by a front lounge featuring a bay window that fills the room with natural light, creating a warm and inviting ambience. The ground floor seamlessly flows into a large open plan kitchen, diner, and family room, providing ample space for entertaining and daily living. Further enhancing the functionality of the home is a convenient utility room.

Ascending the stairs, the first floor of the property comprises two generously sized double bedrooms, each equipped with fitted wardrobes, offering practical storage solutions. Additionally, there is a third single bedroom, perfect for use as a child's room, guest room, or home office. These bedrooms are serviced by a modern family bathroom, exuding style and functionality.





Stepping outside, the property boasts a generous rear garden that is positioned in an easterly direction, ideal for enjoying the morning sun and al fresco dining. Notably, the garden overlooks Bentley Heath Park, providing a serene backdrop and enhancing privacy.

Situated within the prestigious Arden Academy catchment area, this property offers a prime location for families seeking quality education for their children. Furthermore, with the property being offered to the market with no upward chain, the opportunity for a smooth and efficient transaction is presented.

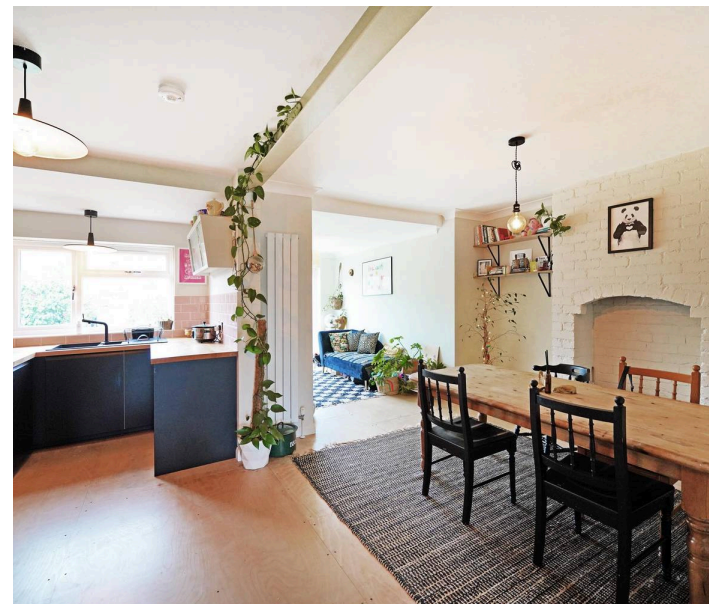
In summary, this meticulously maintained and thoughtfully extended semi-detached house presents a rare opportunity to acquire a modern family home in a desirable location, blending comfort with convenience seamlessly. An early viewing is highly recommended to fully appreciate the charm and potential 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 Three Bedroom Semi-Detached House Which Has Been Modernised Throughout
- Set Behind A Tandem Block Paved Driveway And Front Lawn
- Downstairs, The Property Is Comprised Of A Front Lounge With Bay Window, A Large Open Plan Kitchen, Diner, Family Room Supported By a Utility Room
- Upstairs, The Property Boasts Two Double Bedrooms, Both With Fitted Wardrobes, And A Third Single Bedroom, With All Bedrooms Being Serviced By A Modern Family Bathroom
- To The Rear Is A Generous Rear Garden Which Is Easterly Facing And Backs Onto Bentley Heath Park
- Located Within The Prestigious Arden Academy Catchment Area
- Offered To The Market With No Upward Chain



## **ENTRANCE HALLWAY**

### **LOUNGE**

12' 0" x 11' 0" (3.65m x 3.35m)

### **KITCHEN / DINER / FAMILY ROOM**

22' 4" x 18' 1" (6.80m x 5.50m)

### **UTILITY ROOM**

13' 11" x 6' 11" (4.25m x 2.10m)

### **WC**

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

12' 6" x 10' 2" (3.80m x 3.10m)

### **BEDROOM TWO**

12' 0" x 10' 2" (3.65m x 3.10m)

### **BEDROOM THREE**

7' 3" x 6' 5" (2.20m x 1.95m)

### **BATHROOM**

9' 0" x 7' 3" (2.75m x 2.20m)

## **OUTSIDE THE PROPERTY**

### **GARAGE**

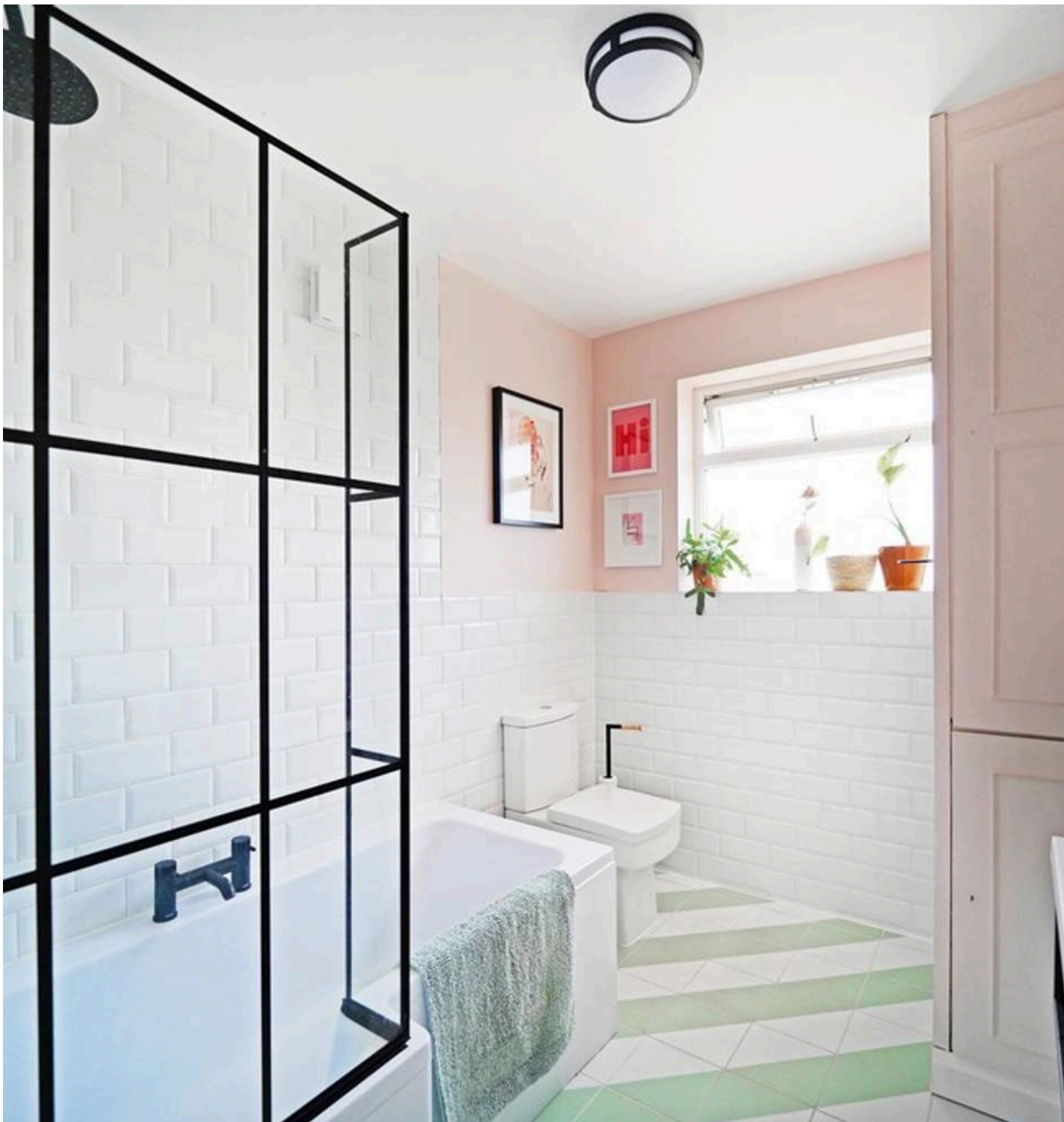
14' 3" x 7' 9" (4.35m x 2.35m)

### **TOTAL SQUARE FOOTAGE**

120.8 sq.m (1300 sq.ft) approx.

### **DRIVEWAY PARKING**

**REAR GARDEN BACKING ONTO BENTLEY HEATH PARK**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, all curtains, all blinds, all light fittings, solar panels and garden shed.

#### **ADDITIONAL INFORMATION**

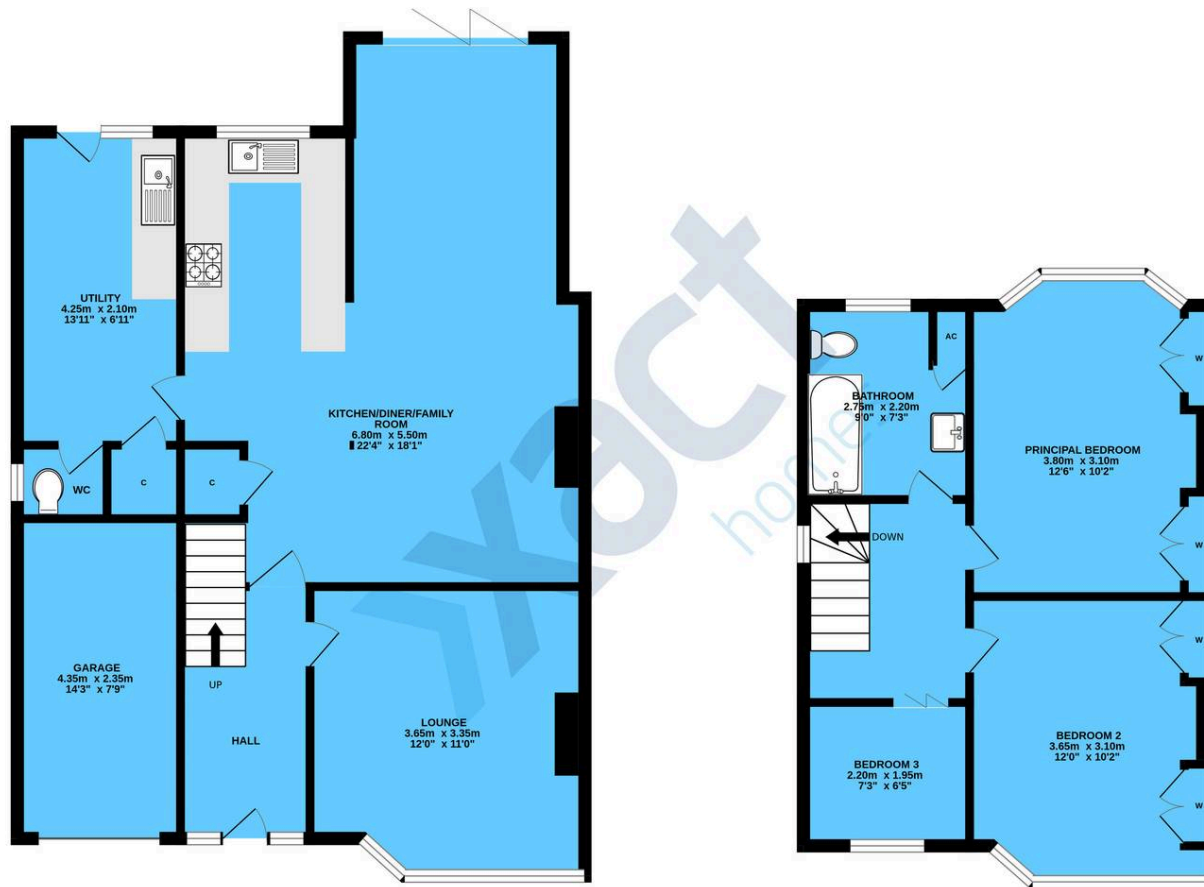
Services - direct mains water, sewers and electricity.  
Broadband - FTTP (fibre to the premises). Loft - boarded.

#### **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 : 120.8 sq.m. (1300 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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