



St. Phillips Grove, Bentley Heath

Guide Price £475,000





PROPERTY OVERVIEW

Presenting a superb opportunity to acquire a beautifully extended three-bedroom end of terrace property, located in a sought-after residential area. The property has been meticulously maintained and thoughtfully extended to create a spacious and versatile living space, ideal for modern family living. Upon arrival, the property is set behind a tarmacadam driveway providing convenient parking for two vehicles. The entrance hallway leads into a thoughtfully designed ground floor layout, featuring a contemporary kitchen to the front of the property. The heart of the home is the open-plan living/dining room, perfect for both relaxing and entertaining. The highlight of the ground floor is undoubtedly the stunning sitting room to the rear, boasting a vaulted ceiling and bi-fold doors that flood the room with natural light and create a seamless connection to the landscaped rear garden. The ground floor is tastefully finished with Karndean wood flooring throughout, adding a touch of elegance and warmth to the living spaces. Moving to the first floor, three generously sized bedrooms offer comfortable accommodation for the whole family. Completing the first floor is a modern family bathroom, fitted with quality fixtures and fittings.



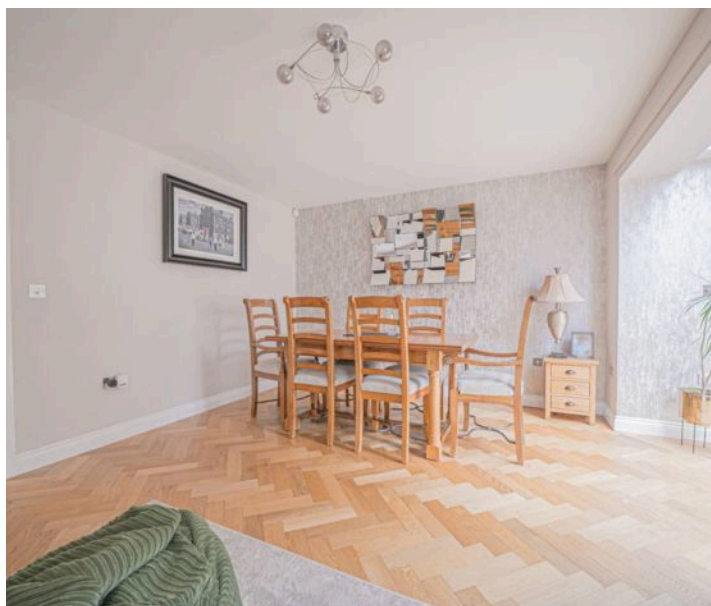
Externally, the rear garden has been landscaped to create a low maintenance outdoor space, perfect for alfresco dining and relaxing in the sun. The property benefits from a convenient location, close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. In summary, this exceptional property offers a rare opportunity to acquire a beautifully presented home with a thoughtful extension, creating a light-filled and inviting living space. With its modern design, high-quality finishes, and convenient location, this property is sure to impress even the most discerning buyers. Viewing is highly recommended to fully appreciate all that this stunning home 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





- Superb Three Bedroom End Of Terrace
- Extended To the Rear With A Superb Sitting Room With Bi-Fold Doors
- Set Behind A Tarmacadam Driveway Providing Parking For Two Vehicles
- Ground Floor Includes Entrance Hallway, Kitchen To Front, Living / Dining Room And Further Sitting Room To The Rear
- Beautifully Presented With Karndean Wood Flooring Throughout Ground Floor
- Three Bedrooms And Family Bathroom To First Floor
- Landscaped Low Maintenance Rear Garden

ENTRANCE HALLWAY

WC

9' 8" x 2' 11" (2.95m x 0.89m)

LIVING/DINING ROOM

16' 4" x 11' 3" (4.98m x 3.43m)

SITTING ROOM

14' 2" x 9' 1" (4.32m x 2.77m)

KITCHEN

9' 9" x 9' 8" (2.97m x 2.95m)

FIRST FLOOR

BEDROOM ONE

13' 9" x 8' 10" (4.19m x 2.69m)

BEDROOM TWO

12' 1" x 8' 10" (3.68m x 2.69m)

BEDROOM THREE

7' 1" x 6' 9" (2.16m x 2.06m)

BATHROOM

6' 8" x 5' 10" (2.03m x 1.78m)

TOTAL SQUARE FOOTAGE

93.0 sq.m (1001 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Zanussi integrated oven, Zanussi integrated hob, all carpets and blinds, some light fittings.

Hot tub – via separate negotiation.

ADDITIONAL INFORMATION

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

INFORMATION FOR POTENTIAL BUYERS

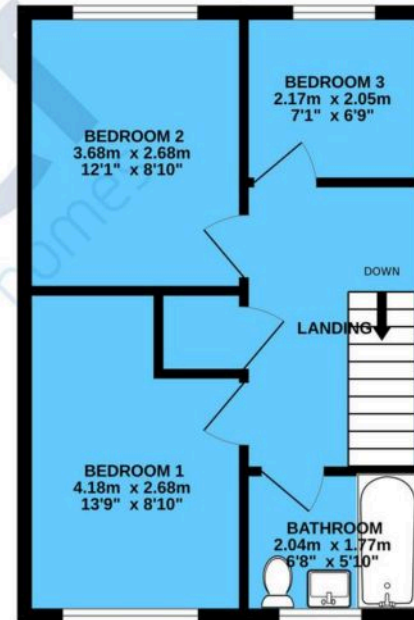
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 93.0 sq.m. (1001 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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