



Widney Close, Bentley Heath

Guide Price £475,000





PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire a delightful residence. We proudly offer this charming two double bedroom detached bungalow for over 58s, perfectly situated within a peaceful cul-de-sac. Enjoying the convenience of no upward chain, this property is certain to appeal to those seeking a tranquil abode to call home.

Approaching this property, one is greeted by a well-kept driveway leading up to the main entrance. The lawn foregarden exudes a welcoming charm, while the presence of a single garage offers practicality and convenience for residents.

Upon entering, an inviting entrance porch and entrance hallway seamlessly flows into an open plan living / dining room, creating a spacious and versatile living space. Adjacent to this area is the conservatory, a serene oasis that allows natural light to filter in, creating a serene ambience. The breakfast kitchen is located to the front of the property and also benefits from a courtesy door leading into the garage.

The property comprises two generously sized double bedrooms, each offering comfort and privacy. The shower room caters to the needs of residents and guests alike.





Stepping outside to the south-facing rear garden, one discovers a haven of tranquillity. The lawn is perfect for outdoor gatherings and recreational activities. Adorned with formal borders, shrubs, and trees, this outdoor space provides a picturesque backdrop for relaxation and enjoyment.

In summary, this property is perfectly suited for those in search of a bungalow located within a peaceful setting. Its convenient location within a cul-de-sac and the absence of a chain are sure to attract those looking for a hassle-free transition. With its well-proportioned accommodation and charming outdoor space, this detached bungalow is a rare find that promises a comfortable lifestyle for its future residents. Viewing is highly recommended to fully appreciate the beauty and potential of this remarkable 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





- No Upward Chain
- Two Double Bedroom Detached Bungalow For Over 58s Set Within A Quiet Cul-De-Sac
- Set Behind A Driveway And Lawned Foregarden With Single Garage
- Entrance Porch And Entrance Hallway Leading To An Open Plan Living / Dining Room, Conservatory And Breakfast Kitchen
- Two Double Bedrooms And Shower Room
- South Facing Rear Garden Mainly Laid With Lawn With Formal Borders, Shrubs And Trees



ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING / DINING ROOM

17' 8" x 15' 7" (5.39m x 4.75m)

CONSERVATORY

13' 9" x 9' 6" (4.19m x 2.90m)

BREAKFAST KITCHEN

10' 6" x 8' 1" (3.20m x 2.46m)

INTEGRAL GARAGE

17' 2" x 8' 3" (5.24m x 2.51m)

PRINCIPAL BEDROOM

10' 8" x 8' 11" (3.26m x 2.73m)

BEDROOM TWO

10' 11" x 8' 6" (3.34m x 2.58m)

SHOWER ROOM

9' 7" x 5' 10" (2.92m x 1.78m)

TOTAL SQUARE FOOTAGE

85.8 sq.m (924 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH FACING GARDEN



ITEMS INCLUDED IN THE SALE

New World integrated oven, integrated hob, extractor, Siemens freezer, Indesit washing machine, Bosch tumble dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom, garden shed and greenhouse.

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.

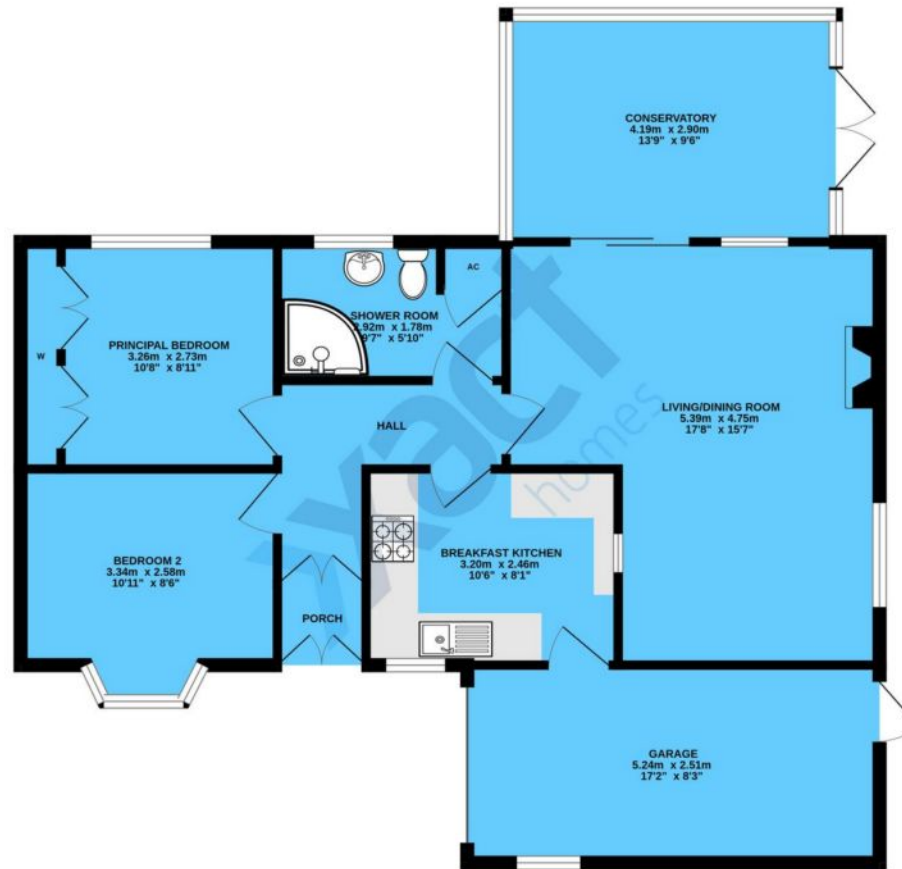
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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



TOTAL FLOOR AREA: 85.8 sq.m. (924 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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