



Milton Road, Bentley Heath

Guide Price £600,000





## PROPERTY OVERVIEW

Introducing this extended four-bedroom, two-bathroom semi-detached house, thoughtfully positioned on a large corner plot. Standing proudly behind a substantial front lawn and tarmac driveway, exuding an air of prestige. The property welcomes one into the entrance hallway, leading to a lavish dual-aspect lounge offering ample space for relaxation and entertainment. Adjacent is a study, overlooking the front of the property, providing a tranquil space for productivity and focus. To the rear of the property lies an exquisitely designed fully fitted kitchen, seamlessly merging into a dining and family room, creating a harmonious living space for all to enjoy. Complementing this area is a utility room, adding practicality and convenience to daily activities. Ascending the stairs, one is greeted by four generously proportioned bedrooms, each thoughtfully designed to offer comfort and tranquillity. These bedrooms are complemented by two well-appointed bathrooms, with one boasting an en-suite facility attached to the principal bedroom, adding a touch of luxury and convenience. Stepping outside, the property features a large fully landscaped south-facing garden, providing a serene outdoor sanctuary perfect for al fresco dining, relaxation, or entertaining. The perfect setting for creating cherished memories with family and friends.



Nestled within the sought-after Arden Academy catchment area, this property offers the perfect balance of tranquillity and convenience, where quality education and peaceful living coexist harmoniously. In summary, this meticulously crafted property embodies modern living at its finest, seamlessly blending style, comfort, and convenience in a prestigious location. A true gem awaiting to be discovered by those seeking a home where every detail has been carefully considered and executed.

#### 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





- Significantly Extended Four Bedroom Two Bathroom Semi-Detached House Set On A Large Corner Plot
- Set Behind A Large Front Lawn & Tarmac Driveway
- The Property Is Accessed Via The Entrance Hallway Which Leads To A Large Dual Aspect Lounge & A Study To The Front Of The Property
- To the Rear Of The Property Is A Fully Fitted Kitchen, Dining, Family Room Which Is Supported By a Usefully Utility Room
- Upstairs The Property Boasts Four Well Proportioned Bedrooms Which Are Serviced By Two Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Large Fully Landscaped South Facing Garden
- Located Within The Prestigious Arden Academy Catchment Area

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

22' 10" x 16' 4" (6.96m x 4.98m)

#### **STUDY**

11' 3" x 7' 6" (3.43m x 2.29m)

#### **KITCHEN AREA**

8' 6" x 7' 10" (2.59m x 2.39m)

#### **DINING AREA**

10' 3" x 7' 7" (3.12m x 2.31m)

#### **FAMILY ROOM**

9' 3" x 8' 0" (2.82m x 2.44m)

#### **UTILITY**

6' 11" x 4' 1" (2.11m x 1.24m)

#### **WC**



## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

16' 2" x 8' 2" (4.93m x 2.49m)

### **ENSUITE**

8' 0" x 6' 4" (2.44m x 1.93m)

### **BEDROOM TWO**

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

### **BEDROOM THREE**

10' 10" x 10' 8" (3.30m x 3.25m)

### **BEDROOM FOUR**

8' 11" x 7' 10" (2.72m x 2.39m)

### **BATHROOM**

7' 10" x 7' 7" (2.39m x 2.31m)

### **TOTAL SQUARE FOOTAGE**

127.0 sq.m (1367 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **LARGE LANDSCAPED REAR GARDEN**

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

Neff integrated oven, Neff integrated hob, garden shed, all blinds, some light fittings and fitted wardrobes in two bedrooms.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. 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.

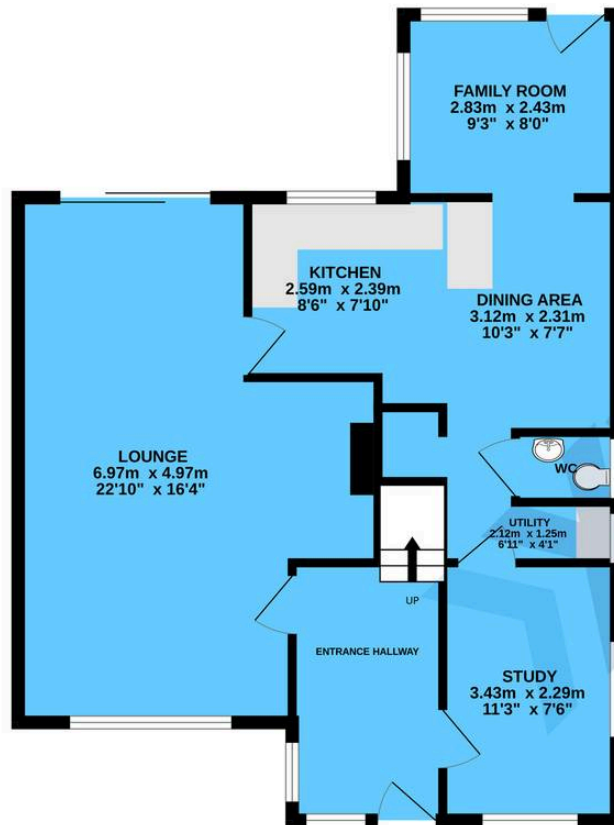
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

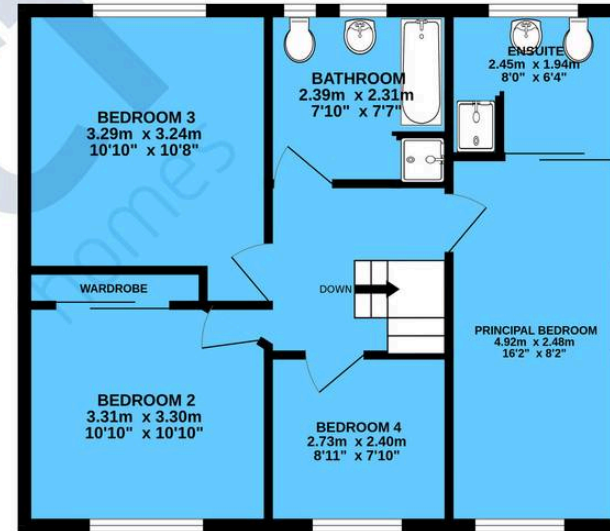
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 127.0 sq.m. (1367 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.

Made with Metropix ©2025

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
HOMES

