



Widney Road, Bentley Heath

Offers Over £600,000





## PROPERTY OVERVIEW

This impressive four bedroom, three bathroom semi detached house is situated in the heart of Bentley Heath village and offers a superb blend of traditional character and contemporary living.

Set behind a spacious tarmac driveway that provides ample parking for multiple vehicles, the property welcomes you via a bright entrance hallway. To the front of the house, a large lounge with a charming bay window creates a warm and inviting space for relaxation, while a separate study offers the ideal environment for working from home or quiet reading.

The rear of the property showcases an extended open plan kitchen, dining, and living area, thoughtfully designed for modern family life. The stylish kitchen features a central island, quality fitted units, and Velux skylights that flood the space with natural light, with patio doors providing seamless access to the garden. A practical utility room is conveniently positioned off the kitchen, offering additional storage and laundry facilities.



Upstairs, the first floor comprises three generous double bedrooms, one of which benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The second floor hosts a versatile additional study area, perfect for homework or creative pursuits, alongside a further double bedroom with its own private en-suite shower room, making it ideal for guests or older children seeking a degree of independence.



Located within walking distance of Dorridge Station and the wide range of amenities that Dorridge village has to offer (including shops, cafes, and schools), this property is perfectly positioned for both convenience and connectivity.

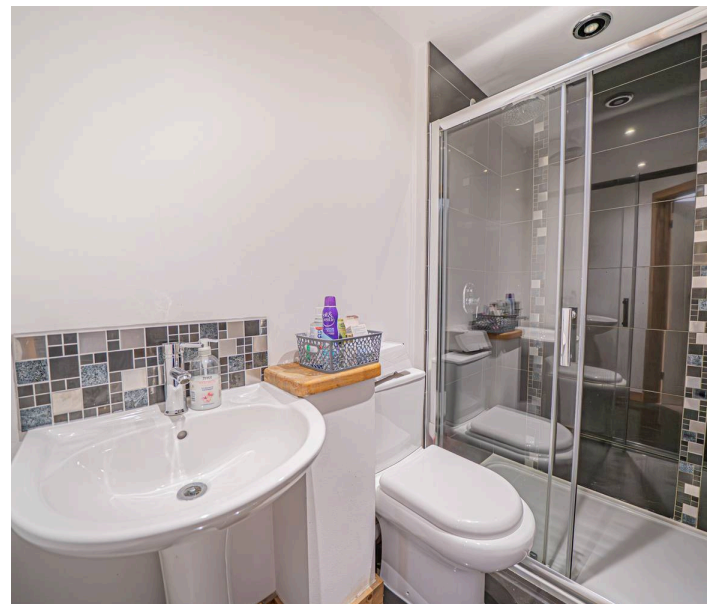
Whether you are seeking a spacious family home with flexible living options or a property that combines village charm with excellent transport links, this delightful residence is sure to impress upon viewing. Early inspection is highly recommended to appreciate the quality, space, and location on offer.

#### 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: E

Tenure: Freehold





- Traditional Four Bedroom, Three Bathroom Semi Detached House Located Within Bentley Heath Village
- Set Behind A Large Tarmac Driveway Providing Ample Parking
- The Property Is Accessed Via The Entrance Hallway & Includes A Large Lounge To The Front With Bay Window & A Separate Study
- To the Rear Of The Property Is An Extended Open Plan Kitchen, Dining & Living Area With Feature Island, Doors Onto The Garden & Velux Skylights, Supported By A Convenient Utility Room
- To The First Floor Are Three Double Bedrooms Which Are Serviced By Two Bathrooms, One Of Which Is En-Suite
- Located On The Second Floor Is An Additional Study Area & A Further Double Bedroom Which Boasts Its Own En-Suite Shower Room
- To The Rear Of The Property Is A South Facing Landscaped Garden, Mostly Laid With Lawn & Featuting A Full Width Patio
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**WC**

**LOUNGE**

14' 8" x 11' 3" (4.48m x 3.43m)

**STUDY**

10' 8" x 7' 1" (3.25m x 2.17m)

**KITCHEN / DINING / LIVING AREA**

23' 7" x 23' 0" (7.19m x 7.00m)

**UTILITY ROOM**

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

**FIRST FLOOR**

**BEDROOM TWO**

12' 6" x 9' 4" (3.80m x 2.84m)

**ENSUITE**

6' 10" x 4' 0" (2.09m x 1.22m)

**BEDROOM THREE**

14' 5" x 13' 4" (4.39m x 4.06m)

**BEDROOM FOUR**

11' 3" x 11' 3" (3.43m x 3.43m)

**BATHROOM**

7' 6" x 7' 2" (2.29m x 2.18m)

**SECOND FLOOR**

**STUDY AREA**

**PRINCIPAL BEDROOM**

14' 6" x 10' 8" (4.42m x 3.26m)

**ENSUITE**

8' 7" x 3' 10" (2.61m x 1.17m)

**TOTAL SQUARE FOOTAGE**

167.0 sq.m (1798 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **LANDSCAPED SOUTH FACING GARDEN**

### **FULL WIDTH PATIO**

## **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Neff extractor, Bosch fridge/freezer, Bosch dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom, garden shed and a 2025 EV charging point.

## **ADDITIONAL INFORMATION**

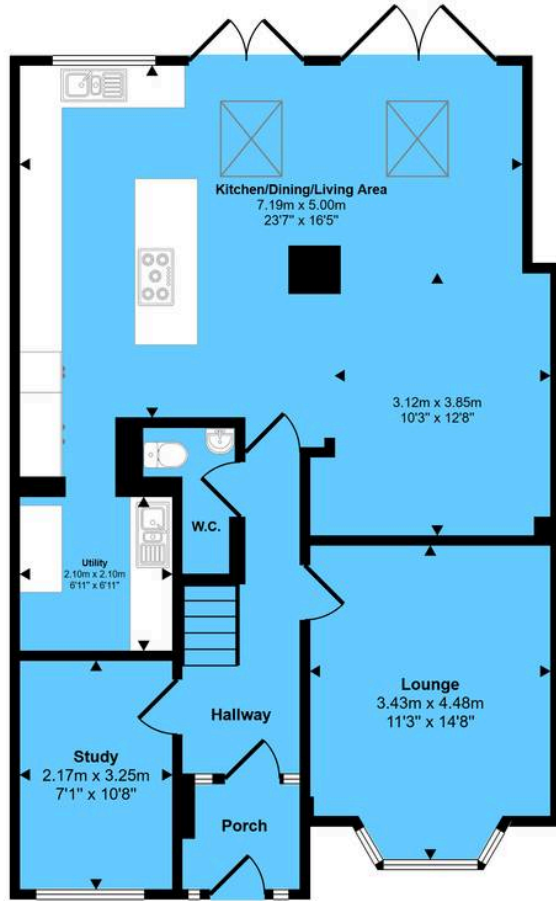
Services – direct mains water, sewers and electricity.

## **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.



Approx Gross Internal Area  
167 sq m / 1798 sq ft

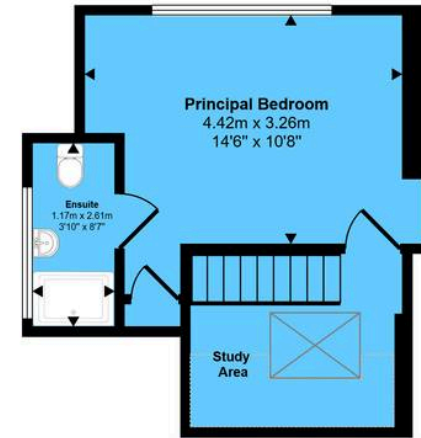


Ground Floor  
Approx 85 sq m / 919 sq ft

☐ Denotes head height below 1.5m



First Floor  
Approx 55 sq m / 588 sq ft



Second Floor  
Approx 27 sq m / 291 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

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

**xact**  
HOMES

