



Newbold Close, Bentley Heath

Offers Over £450,000





PROPERTY OVERVIEW

This traditional three bedroom semi detached house presents an excellent opportunity for buyers seeking a home with scope to update and improve, offered with no onward chain for a straightforward purchase. Situated in a quiet cul-de-sac, the property benefits from a thoughtfully extended living room and kitchen, providing generous and versatile living spaces ideal for both family life and entertaining guests. The ground floor features two well proportioned reception rooms, allowing for flexible use as formal dining and a comfortable sitting area. The extended kitchen offers ample workspace and storage, with the potential to modernise. Upstairs, the house comprises three good size bedrooms, each offering comfortable accommodation and natural light, alongside a family bathroom that can be updated to suit personal preferences. Practical features include a garage and driveway parking, ensuring secure and convenient off street parking for multiple vehicles. The property's layout and proportions provide an excellent foundation for those wishing to personalise their next home, whether through cosmetic updates or more substantial alterations (subject to the necessary consents). With its quiet residential setting and easy access to local amenities, schools, and transport links, this home is well suited to families, professionals, or those looking to upsize in a desirable neighbourhood.





Early viewing is highly recommended to appreciate the potential and spaciousness this semi detached house 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



- Traditional Three Bedroom Semi
- No Onward Chain
- Potential to Update & Improve
- Extended Living Room & Kitchen
- Two Well Proportioned Reception Rooms
- Quiet Cul-de-Sac Location
- Good Size South Easterly Facing Rear Garden
- Garage & Driveway Parking



PORCH

HALLWAY

LIVING ROOM

12' 3" x 18' 8" (3.74m x 5.70m)

FORMAL DINING ROOM

10' 4" x 14' 9" (3.16m x 4.50m)

KITCHEN

9' 5" x 16' 3" (2.88m x 4.95m)

WC

FIRST FLOOR

BEDROOM ONE

11' 7" x 15' 10" (3.53m x 4.82m)

BEDROOM TWO

13' 7" x 10' 11" (4.15m x 3.32m)

BEDROOM THREE

10' 6" x 9' 0" (3.20m x 2.75m)

BATHROOM

7' 8" x 6' 8" (2.33m x 2.04m)

UTILITY/LAUNDRY ROOM

5' 10" x 6' 0" (1.78m x 1.82m)

WC

OUTSIDE THE PROPERTY

GARAGE

7' 0" x 13' 9" (2.13m x 4.19m)

TOTAL SQUARE FOOTAGE

131.0 sq.m (1409 sq.ft) approx.



DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN

ITEMS INCLUDED IN THE SALE

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

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Loft space - 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.



Approx Gross Internal Area
131 sq m / 1409 sq ft



Ground Floor
Approx 71 sq m / 769 sq ft

First Floor
Approx 59 sq m / 640 sq ft

Denotes head height below 1.5m

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

