



# Widney Road, Bentley Heath

Guide Price £575,000





## PROPERTY OVERVIEW

This beautifully presented four-bedroom, traditional semi-detached property is set within the heart of Bentley Heath village, offering a superb blend of character and modern living. Approached via a spacious tarmac driveway, the home welcomes you through an inviting entrance hallway. The front reception room features a striking bay window that fills the space with natural light, creating a warm and welcoming atmosphere. To the rear, the property boasts an impressive extended kitchen, dining and living area, enhanced by a large lantern skylight and French doors that open directly onto the garden. The kitchen is complemented by a practical utility room with its own external access, ideal for busy family life. The first floor comprises two well-proportioned bedrooms, a versatile third bedroom which could be used as a study or nursery room, and a contemporary family bathroom complete with a separate bath and shower. On the second floor, you will find a spacious fourth double bedroom, offering flexibility for guests or older children. The property is ideally situated within walking distance of Dorridge Station and the excellent amenities of Bentley Heath village, as well as being within the prestigious Arden Academy catchment area.



To the rear of the property, you will find a south-facing, landscaped garden that provides a tranquil outdoor retreat. The garden has been thoughtfully designed for both relaxation and entertaining, with a generous patio area perfect for al fresco dining and summer gatherings. Mature planting and well-maintained borders add year-round interest and privacy, while a level lawn offers ample space for children to play. The garden benefits from rear access, making it easy to store bicycles or gardening equipment. Whether you are enjoying a quiet morning coffee or hosting friends and family, this outdoor space is sure to impress. The combination of a large driveway to the front and a beautifully appointed garden to the rear ensures that this property offers exceptional outdoor living in a sought-after village location.

#### 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





- Four Bedroom, Traditional Semi Detached Property Located Within The Heart Of Bentley Heath Village
- Set Behind A Large Tarmac Driveway
- Reception Room To The Front With A Feature Bay Window
- To The Rear Is An Extended Kitchen & Dining/Living Area With A Large Lantern Skylight & French Doors Into The Garden
- Located On The First Floor Are Two Well Proportioned Bedrooms & A Versatile Bedroom & The Modern Family Bathroom With Separate Bath & Shower. To The Second Floor Is The Third Double Bedroom
- To The Rear Of The Property Is A South Facing Landscaped Garden With Rear Access
- Located Walking Distance To Dorridge Station & All Of The Amenities Bentley Heath Village Has To Offer
- Situated Within The Prestigious Arden Academy Catchment Area

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

11' 8" x 13' 8" (3.56m x 4.16m)

#### **KITCHEN AREA**

17' 9" x 11' 8" (5.42m x 3.55m)

#### **DINING/LIVING AREA**

17' 9" x 8' 6" (5.41m x 2.58m)

#### **UTILITY**

4' 9" x 17' 0" (1.45m x 5.19m)

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 11" x 14' 2" (3.63m x 4.33m)

#### **BEDROOM TWO**

11' 10" x 11' 8" (3.61m x 3.56m)



**BEDROOM THREE**

5' 8" x 7' 3" (1.73m x 2.22m)

**BATHROOM**

5' 7" x 8' 1" (1.71m x 2.46m)

**SECOND FLOOR**

**BEDROOM FOUR**

11' 3" x 14' 4" (3.43m x 4.37m)

**TOTAL SQUARE FOOTAGE**

122.0 sq.m (1313 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN & GENEROUS PATIO**

**ITEMS INCLUDED IN THE SALE**

Extractor, dishwasher, garden shed, all carpets, blinds and light fittings and car charging point (fitted 2021).

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - FTTP (fibre to the premises).



#### **INFORMATION FOR POTENTIAL BUYERS**

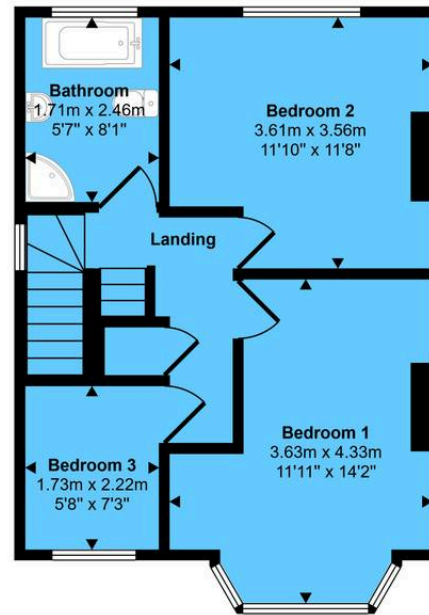
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



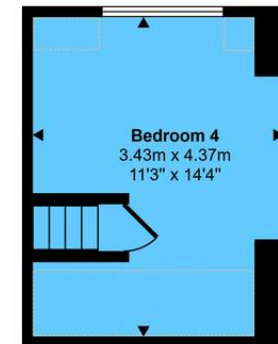
Approx Gross Internal Area  
122 sq m / 1313 sq ft




Ground Floor  
Approx 66 sq m / 706 sq ft



First Floor  
Approx 41 sq m / 444 sq ft



Second Floor  
Approx 15 sq m / 162 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

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