



Widney Road, Bentley Heath

Offers Over £650,000





PROPERTY OVERVIEW

This substantial five bedroom, two bathroom semi-detached house is ideally situated within the sought-after Bentley Heath village, offering generous and versatile accommodation for modern family living.

Approached via a large tarmac driveway that provides ample parking, the property welcomes you through an inviting entrance hallway. To the front, a dedicated study is perfect for home working or quiet reading, while a separate, well-proportioned reception room features a charming fireplace, creating a warm and welcoming atmosphere for relaxing or entertaining guests.

At the rear of the property, a spacious open plan kitchen, dining, and living area forms the heart of the home, enhanced by French doors and Velux skylights that fill the space with natural light. The kitchen is thoughtfully designed with contemporary fittings and ample storage, making it ideal for family meals and social gatherings.

On the first floor, four generously sized double bedrooms offer comfortable accommodation for family members or guests, all serviced by a stylish modern family bathroom. The second floor is dedicated to a luxurious dual aspect principal suite, which benefits from a modern en-suite shower room and a walk-in wardrobe, providing a private retreat within the home.





The property is located within walking distance of Dorridge Station, offering convenient rail links, and is close to the wide range of amenities available in Dorridge village, including shops, cafes, and essential services. Families will appreciate the property's position within the prestigious Arden Academy catchment area, making it an excellent choice for those seeking high quality education options.

With its blend of traditional features and modern comforts, spacious layout, and desirable village location, this impressive home presents an exceptional opportunity for discerning buyers.

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: F

Tenure: Freehold





- Substantial Five Bedroom, Two Bathroom Semi-Detached House Located Within Bentley Heath Village
- Set Behind A Large Tarmac Driveway Providing Ample Parking
- The Ground Floor Accommodation Is Accessed Via The Entrance Hallway, Including A Study & Separate Well-Proportioned Reception Room With Feature Fireplace At The Front
- Located At The Rear Of The Property Is A Large Open Plan Kitchen, Dining & Living Area With French Doors Opening Onto The Garden & Velux Skylights
- Located On The First Floor Are Four Well-Proportioned Double Bedrooms, All Of Which Are Serviced By The Modern Family Bathroom
- Located On The Second Floor Is The Dual Aspect Principal Suite, Which Boasts A Modern En-Suite Shower Room & Walk-In Wardrobe
- To The Rear Of The Property Is The Well-Established Landscaped Garden, Benefitting From A Full Width Patio Which Is Covered By A Pergola
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



ENTRANCE HALLWAY

WC

LIVING ROOM

15' 3" x 13' 2" (4.66m x 4.01m)

STUDY

9' 1" x 7' 6" (2.78m x 2.28m)

KITCHEN / DINING / LIVING AREA

21' 2" x 19' 0" (6.44m x 5.80m)

FIRST FLOOR

BEDROOM TWO

11' 9" x 11' 4" (3.59m x 3.46m)

BEDROOM THREE

11' 11" x 10' 3" (3.62m x 3.13m)

BEDROOM FOUR

11' 11" x 10' 0" (3.62m x 3.05m)

BEDROOM FIVE

9' 3" x 9' 3" (2.83m x 2.81m)

BATHROOM

8' 0" x 4' 8" (2.44m x 1.42m)

SECOND FLOOR

PRINCIPAL BEDROOM

17' 11" x 10' 4" (5.46m x 3.15m)

WALK-IN WARDROBE

6' 0" x 3' 10" (1.84m x 1.18m)

ENSUITE

10' 0" x 6' 2" (3.05m x 1.89m)

TOTAL SQUARE FOOTAGE

173.0 sq.m (1863 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

FULL WIDTH PATIO WITH PERGOLA

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch kitchen extractor, Bosch fridge/freezer, Bosch dishwasher (under warranty until October 2027), all carpets, some curtains, all blinds, some light fittings, fitted wardrobes in one bedroom, garden shed and a 2017 EV charging point.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

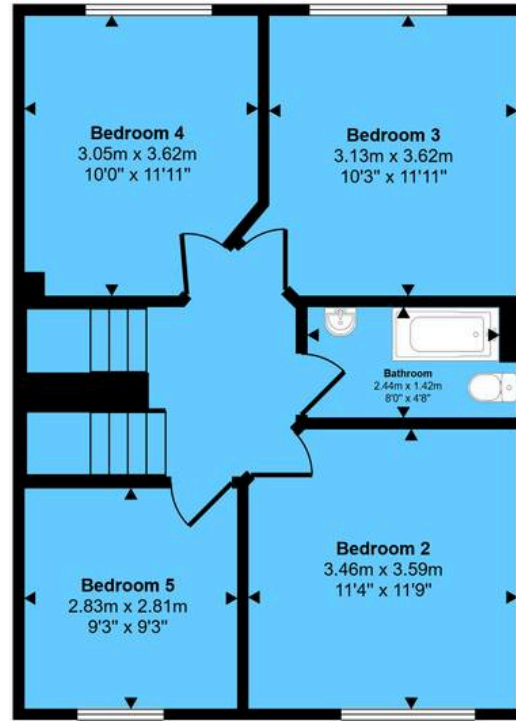
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



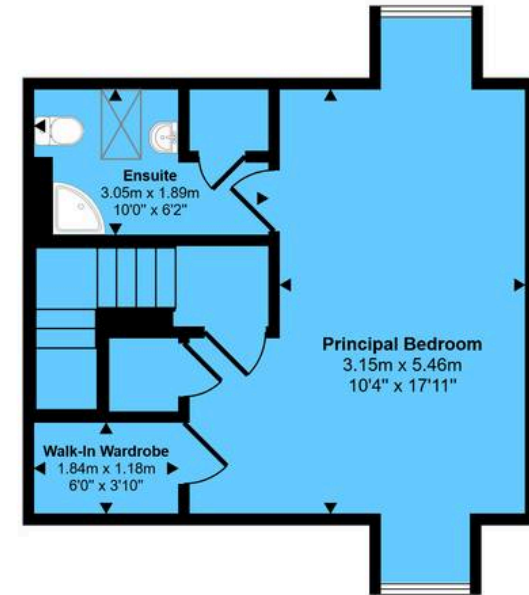
Approx Gross Internal Area
173 sq m / 1863 sq ft



Ground Floor
Approx 79 sq m / 852 sq ft



First Floor
Approx 57 sq m / 613 sq ft



Second Floor
Approx 37 sq m / 399 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.

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