



Widney Road, Bentley Heath

Guide Price £575,000





## PROPERTY OVERVIEW

Offering an exceptional standard of living, this immaculately presented three-bedroom town house is a true gem. Bathed in natural light throughout, the property boasts a warm and inviting ambience from the moment you step inside its welcoming entrance hallway.

The heart of the home lies within the stunning open plan kitchen, dining, and family room. Equipped with integrated appliances, a large breakfast island, and skylights that flood the space with natural light, this room effortlessly combines functionality and style. It offers ample space for both sofa seating and a dining table, making it the perfect setting for gatherings and entertaining.

For those in need of a home office or an extra bedroom, the property provides a versatile space that can be used accordingly. Additional amenities include a utility room with an attached store room and a convenient downstairs toilet.

Upstairs, the first floor houses a spacious lounge that spans the width of the rear elevation, providing a comfortable retreat for relaxation.





Two double bedrooms and a tastefully appointed family bathroom which completes this floor.

Ascending to the second floor, a large principal bedroom awaits, offering ample storage and an ensuite bathroom.

Externally, the property benefits from a low-maintenance rear garden, featuring artificial grass that requires minimal upkeep.

Overall, this property offers a wonderful opportunity for those seeking a stylish and conveniently located home.

#### 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

- Three Bedroom Town House
- Immaculately Presented Throughout
- Open Plan Kitchen / Dining / Family Room
- Practical Utility Room
- Versatile Home Office
- Large Lounge
- Principal Bedroom With Ensuite
- Low Maintenance Rear Garden





## ENTRANCE HALL

### WC

4' 4" x 4' 0" (1.32m x 1.22m)

### HOME OFFICE

9' 4" x 7' 8" (2.84m x 2.34m)

## KITCHEN/DINING/FAMILY ROOM

### KITCHEN AREA

9' 6" x 8' 3" (2.90m x 2.51m)

### DINING AREA

20' 11" x 6' 2" (6.38m x 1.88m)

### FAMILY AREA

12' 8" x 11' 9" (3.86m x 3.58m)

### UTILITY ROOM

8' 10" x 8' 3" (2.69m x 2.51m)

### STORE

8' 5" x 7' 3" (2.57m x 2.21m)

## FIRST FLOOR

### LOUNGE

21' 0" x 11' 11" (6.40m x 3.63m)

### BEDROOM TWO

11' 11" x 6' 5" (3.63m x 1.96m)

### BEDROOM THREE

9' 4" x 9' 3" (2.84m x 2.82m)

### BATHROOM

8' 3" x 4' 10" (2.51m x 1.47m)





## **SECOND FLOOR**

### **PRINCIPAL BEDROOM**

24' 1" x 14' 3" (7.34m x 4.34m)

### **ENSUITE**

6' 6" x 6' 3" (1.98m x 1.91m)

### **TOTAL SQUARE FOOTAGE**

154.8 sq.m (1666 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **OFF ROAD PARKING**

#### **LOW MAINTENANCE REAR GARDEN**

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

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, curtains and blinds, some light fittings and electric garage door.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Sky. Loft space - with lighting.

#### **MONEY LAUNDERING REGULATIONS**

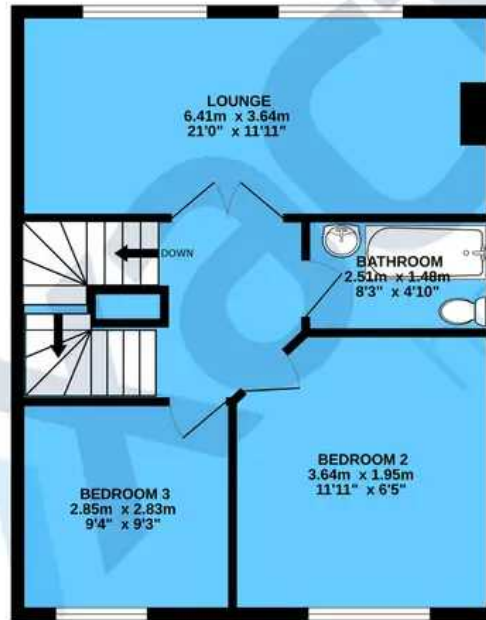
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



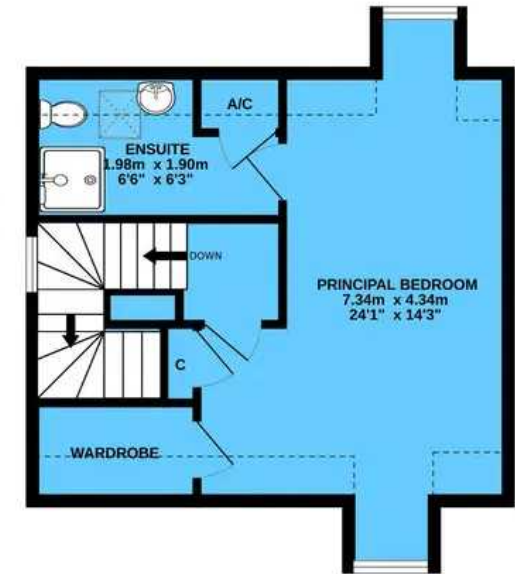
GROUND FLOOR  
64.0 sq.m. (689 sq.ft.) approx.



1ST FLOOR  
51.8 sq.m. (558 sq.ft.) approx.



2ND FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 154.8 sq.m. (1666 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.  
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