



Milton Road, Bentley Heath

Guide Price £235,000





PROPERTY OVERVIEW

Situated on a quiet road, this first floor maisonette offers a fantastic opportunity for first time buyers or investors with the added benefit of NO UPWARD CHAIN. Upon entering, you are greeted by a spacious hallway providing ample storage solutions. The property boasts a bright and airy living room with a large window allowing natural light to flood the space, creating a welcoming ambience. The recently updated kitchen features modern units, integrated appliances, and offers a stylish and functional space for cooking and dining.

The two double bedrooms offer fitted storage, providing convenience and maximising space. A well-appointed family bathroom completes the accommodation. Outside, the property includes additional storage space and a generously sized rear garden with a patio seating area, perfect for al fresco dining. The large summer house in the garden offers versatility, providing a space ideal for a variety of uses. With its spacious layout and modern features, this property presents an excellent opportunity for anyone seeking a comfortable and convenient living space.





PROPERTY LOCATION

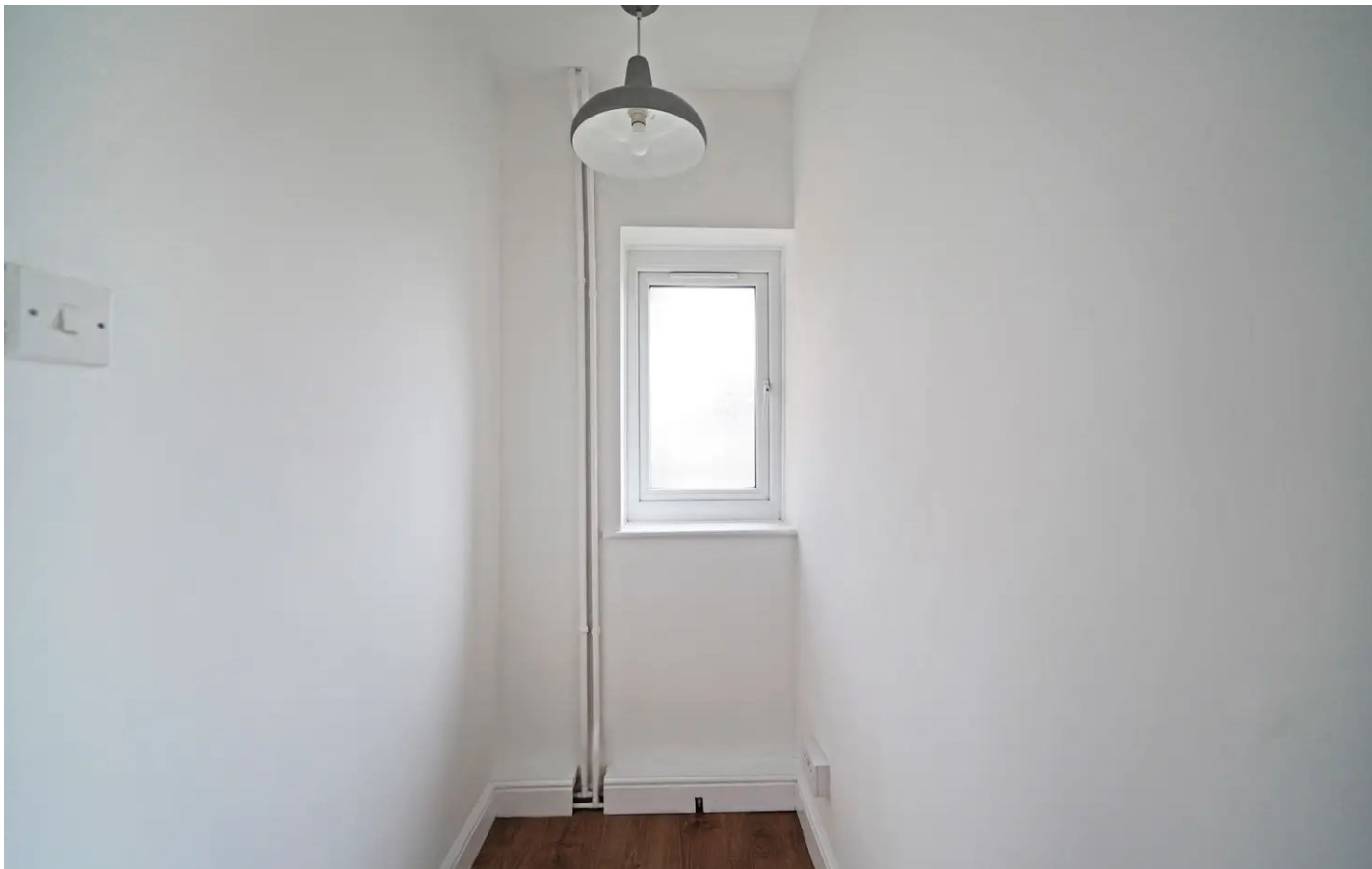
The property is located and well placed for all local amenities and schools of Dorridge, Knowle and Bentley Heath, Dorridge railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle, Dorridge and Bentley Heath villages adjoin open greenbelt countryside, yet 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: C

Tenure: Leasehold

- Two Bedroom First Floor Maisonette
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Set On A Quiet Road
- Spacious Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Rear Garden With Large Summer House





HALLWAY

LIVING ROOM

13' 11" x 11' 11" (4.24m x 3.64m)

KITCHEN

10' 10" x 8' 3" (3.30m x 2.51m)

BEDROOM ONE

12' 6" x 11' 8" (3.81m x 3.56m)

BEDROOM TWO

10' 9" x 9' 9" (3.27m x 2.96m)

BATHROOM

7' 3" x 6' 9" (2.21m x 2.06m)

TOTAL SQUARE FOOTAGE

Total floor area: 74.5 sq.m. = 802 sq.ft. approx.

OUTSIDE THE PROPERTY

GENEROUSLY SIZED REAR GARDEN

SUMMER HOUSE

14' 6" x 10' 0" (4.42m x 3.06m)





ITEMS INCLUDED IN SALE

AEG integrated oven, AEG integrated hob, Elica extractor, AEG microwave, Siemens fridge, Siemens freezer, Indesit washing machine, all carpets, a garden shed and a greenhouse.

ADDITIONAL INFORMATION

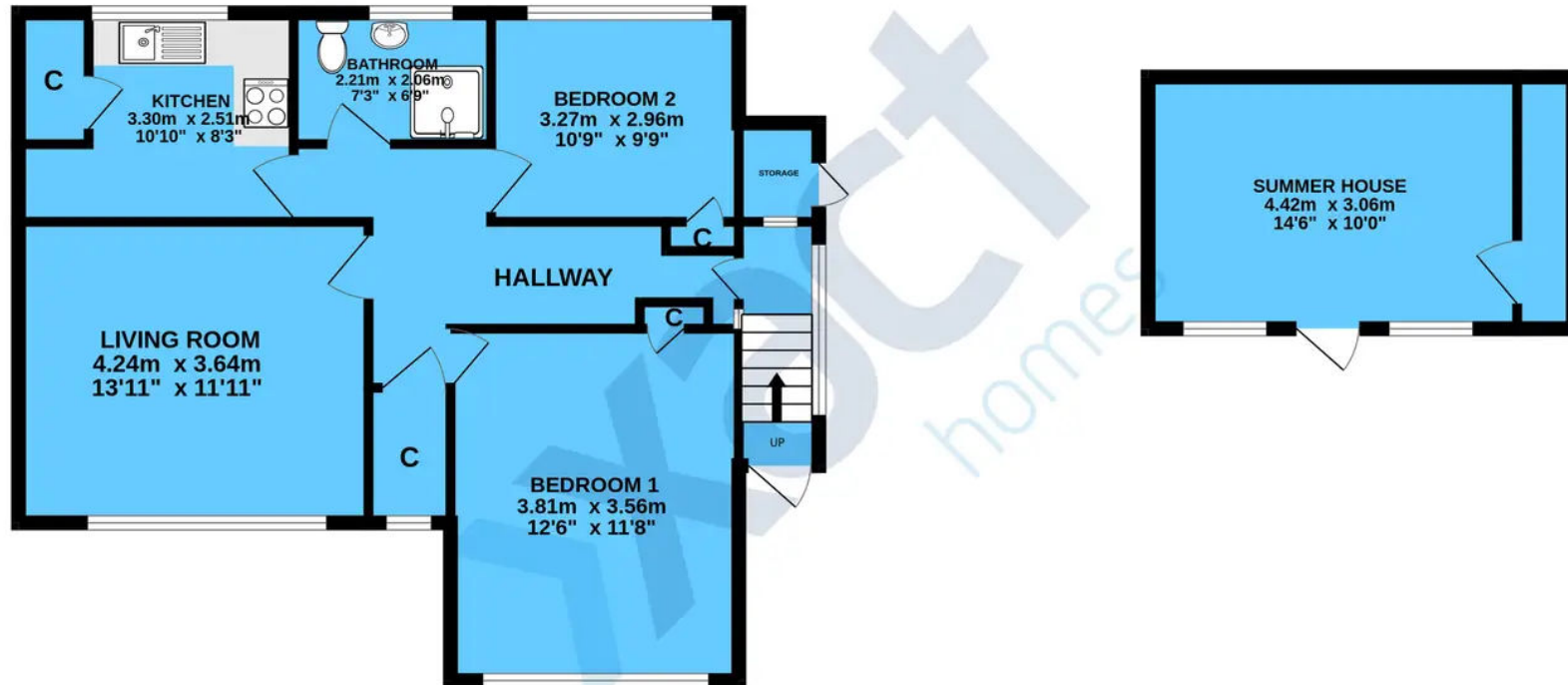
Services - mains gas and electricity. Loft space - which is partially boarded.

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.



1ST FLOOR



TOTAL FLOOR AREA : 74.5 sq.m. (802 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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