



Widney Road, Bentley Heath

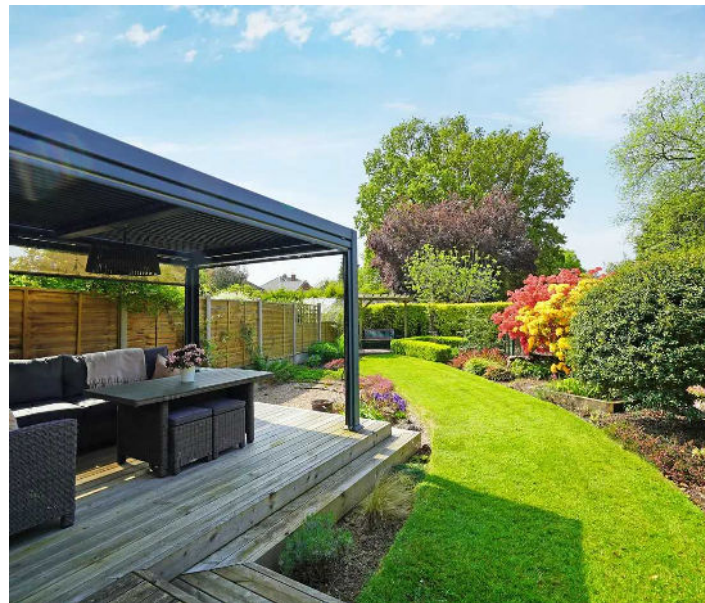
Guide Price £550,000

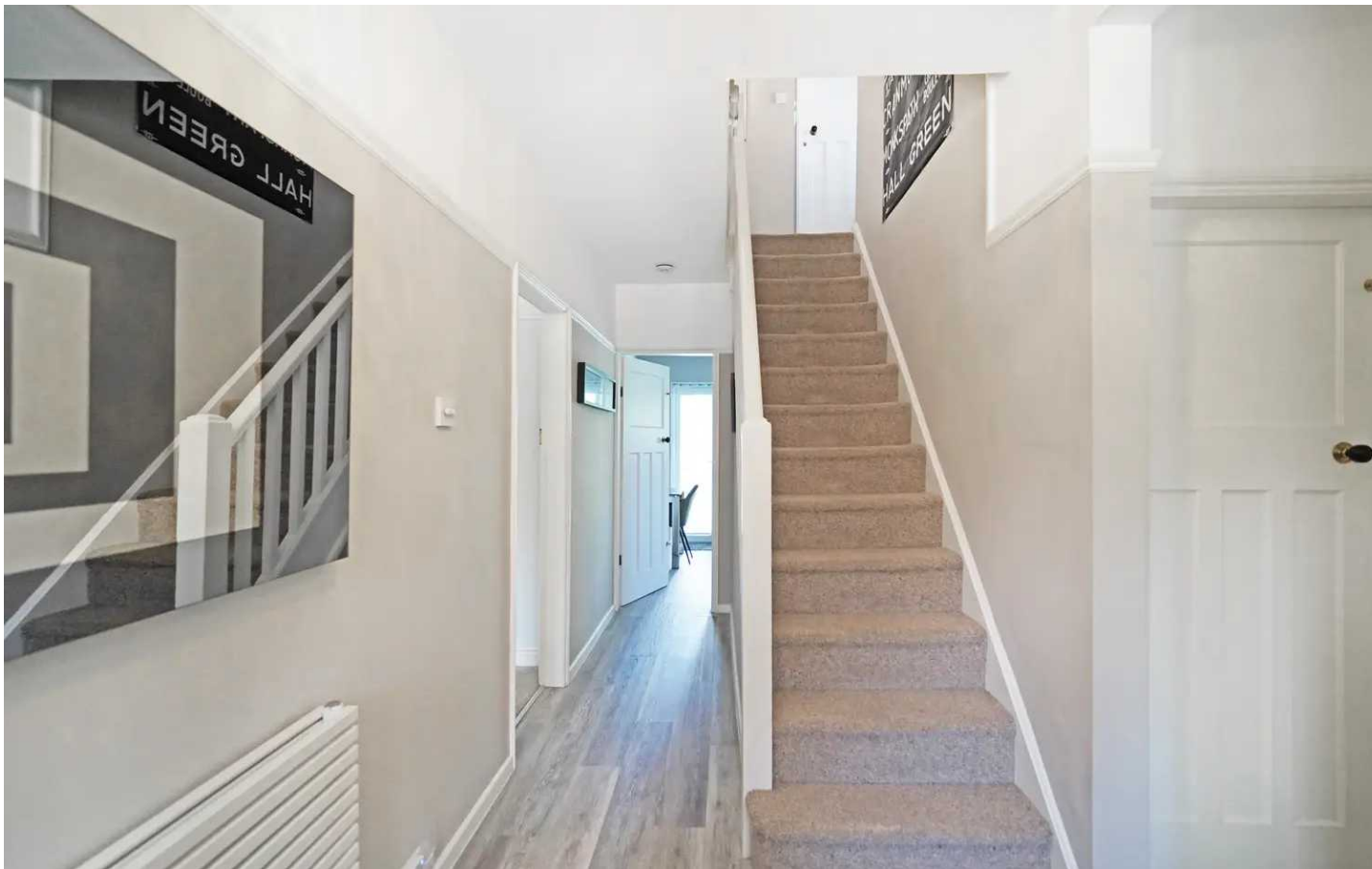




## PROPERTY OVERVIEW

This beautifully presented and extended traditional semi-detached property truly requires internal inspection to be fully appreciated. Exuding immense amounts of natural charm this home is discreetly set back behind a large graveled driveway, offering ample parking for multiple vehicles; a rare convenience in today's property market. Presented to the market with the invaluable benefit of no upward chain, this residence has been significantly extended to cater to modern family living, boasting superb living spaces and three generously sized double bedrooms. Upon entering, the spacious hallway greets residents and guests alike, complemented by a guest cloakroom and convenient access into a utility area, providing practicality in its layout. Towards the front elevation of the property, the formal living room awaits, enhanced by the comforting glow of a log burner, creating a cosy ambience during cooler evenings. Continuing through, the heart of the home unfolds in the form of an open plan kitchen, dining, and family room, where another log burner takes centre stage. Adorned with a range of high-end Miele appliances, this space seamlessly blends style and functionality, catering to both culinary enthusiasts and those who appreciate contemporary design.





Stepping outside, the beautifully landscaped south westerly facing rear garden beckons, offering a serene retreat for relaxation and al fresco dining under the open sky. Nestled within the property's confines lies a garage/store, complete with front and side access, providing additional storage space as required. In summary, internal inspection of this property comes highly recommended. The meticulous care and attention to detail invested in every corner of this home is evident in both its design and finishes. Boasting a combination of character, modern comfort, and convenience, this property is sure to capture the hearts of those seeking a truly special place to call home. Arrange a viewing today and unlock the potential waiting within these walls.

#### 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





- Beautifully Presented Traditional Semi Detached Property
- Set Behind Large Gravelled Driveway With Parking For Multiple Vehicles
- Offered To The Market With The Benefit Of No Upward Chain
- Significantly Extended To Provide Superb Living Space And Three Double Bedrooms
- Entrance Hallway With Guest Cloakroom And Access Into Utility
- Formal Living Room To The Front Elevation With Log Burner
- Open Plan Kitchen / Dining And Family Room With Log Burner And A Range Of High End Miele Appliances
- Beautifully Landscaped South Westerly Facing Rear Garden
- Garage / Store With Front And Side Access
- Internal Inspection Highly Recommended

**HALLWAY**

16' 5" x 5' 11" (5.00m x 1.80m)

**WC**

4' 1" x 3' 9" (1.24m x 1.14m)

**UTILITY AREA**

7' 9" x 7' 7" (2.36m x 2.31m)

**LIVING ROOM**

15' 5" x 11' 6" (4.70m x 3.51m)

**KITCHEN/DINING/FAMILY ROOM**

25' 11" x 12' 6" (7.90m x 3.81m)

**FIRST FLOOR**

**BEDROOM ONE**

15' 5" x 11' 6" (4.70m x 3.51m)

**BEDROOM TWO**

12' 8" x 11' 6" (3.86m x 3.51m)

**BEDROOM THREE**

15' 1" x 13' 1" (4.60m x 3.99m)

**SHOWER ROOM**

7' 10" x 7' 6" (2.39m x 2.29m)

**TOTAL SQUARE FOOTAGE**

138 sq.m (1485 sq.ft) approx.

**OUTSIDE THE PROPERTY****GARAGE/STORE**

7' 9" x 7' 7" (2.36m x 2.31m)

**LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

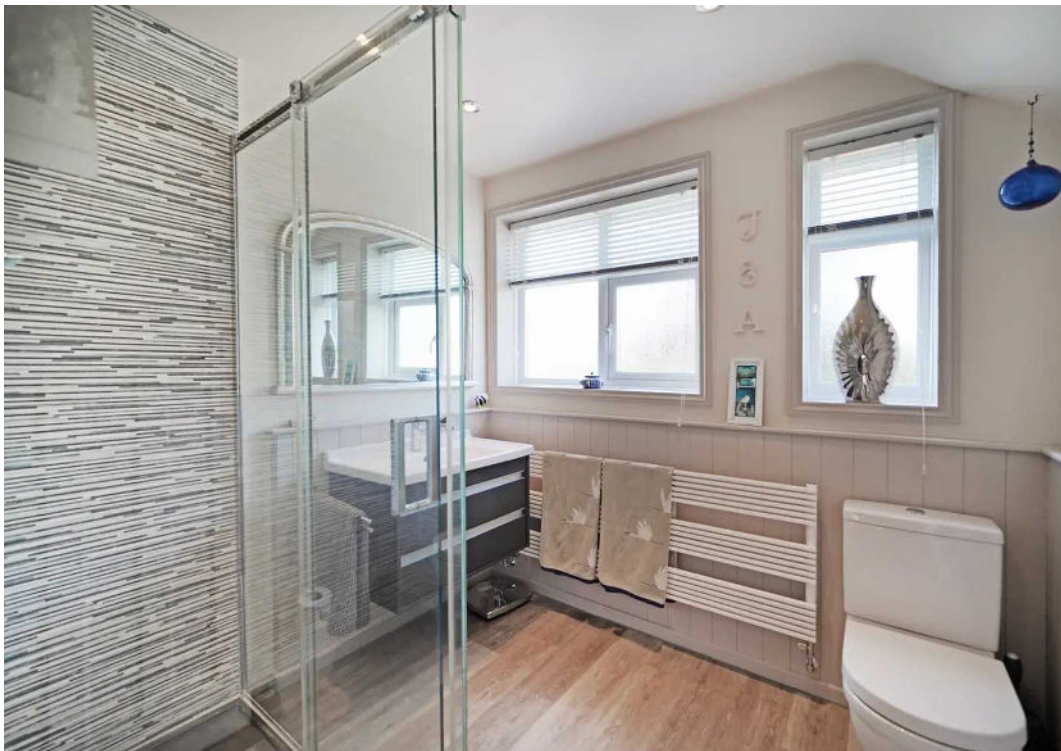
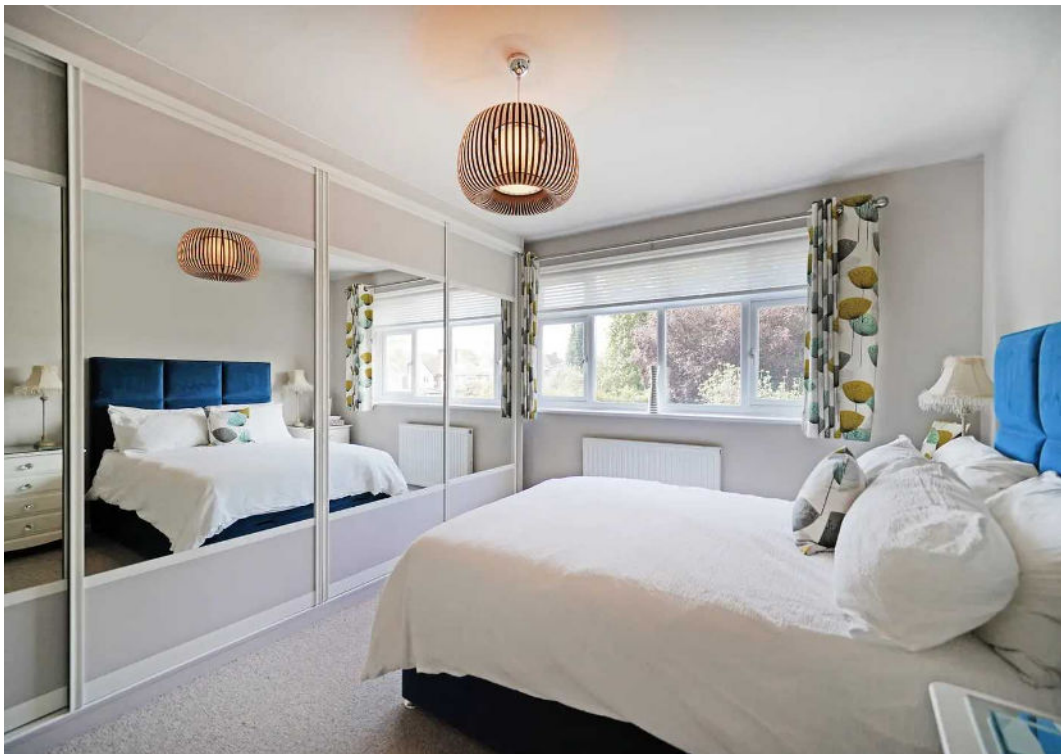
Two Miele integrated ovens (including microwave), De Dietrich induction integrated hob, Siemens extractor, Bosch dishwasher, all carpets and blinds, some curtains and light fittings, fitted wardrobes in two bedrooms, garden shed, greenhouse and CCTV.

**ADDITIONAL INFORMATION**

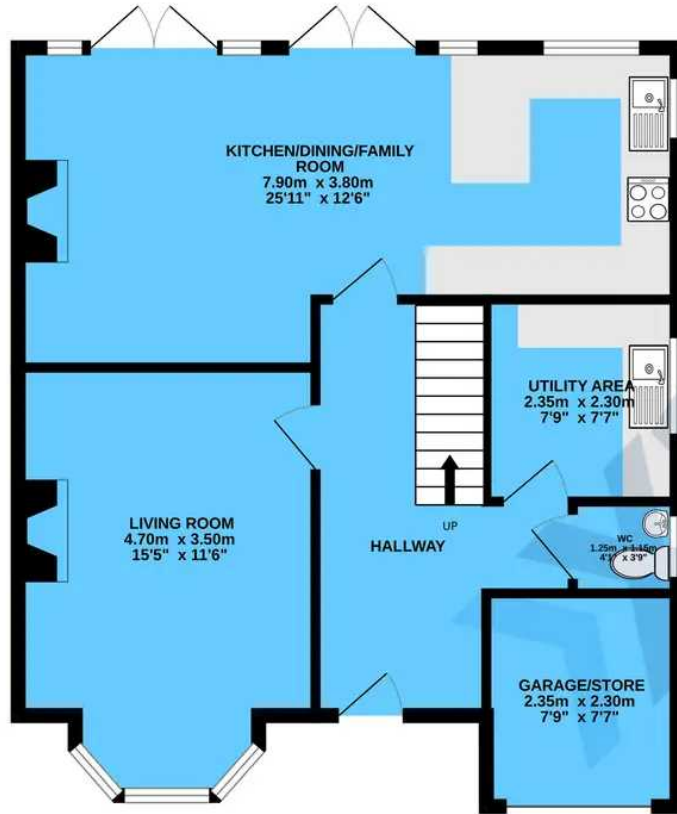
Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting.

**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



1ST FLOOR



TOTAL FLOOR AREA : 138.0 sq.m. (1485 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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