



Slater Road, Bentley Heath

In Excess of £450,000





PROPERTY OVERVIEW

Located on a large corner plot and offering outstanding scope for extension subject to the necessary planning permissions is this three bedroom semi detached property which is also conveniently located for all local schools and amenities. The property is set back behind a large block paved driveway providing ample parking and also leads to a garage. Internally the property is well presented having been recently redecorated and briefly affords:- entrance hall, living room, conservatory, breakfast kitchen, garage with utility to the rear, three bedrooms and family bathroom. Outside the property enjoys a rear garden which is mainly laid with lawn. Viewing of this property offering superb potential and also offered to the market with NO UPWARD CHAIN is strictly via Xact Homes on 01564 777284.



- No Upward Chain
- Located On A Corner Plot
- Scope For Extension (STPP)
- Easy Walking Distance To Local Schools & Amenities
- Breakfast Kitchen
- Rear Garden



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

HALL

LIVING ROOM

19' 0" x 9' 10" (5.78m x 3.00m)

CONSERVATORY

12' 10" x 8' 1" (3.90m x 2.46m)

BREAKFAST KITCHEN

12' 10" x 10' 6" (3.91m x 3.19m)

UTILITY

GARAGE

18' 6" x 9' 9" (5.65m x 2.96m)





FIRST FLOOR

BEDROOM ONE

12' 11" x 10' 6" (3.94m x 3.21m)

BEDROOM TWO

11' 7" x 9' 11" (3.54m x 3.02m)

BEDROOM THREE

9' 11" x 7' 1" (3.03m x 2.16m)

BATHROOM

TOTAL SQUARE FOOTAGE

122.5 sq.m (1319 sq.ft) approx.

OUTSIDE THE PROPERTY

GARDEN STORE & WC

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, all carpets, all curtains, all blinds, all light fittings and garden shed

ADDITIONAL INFORMATION

Services - Mains gas, electricity and sewers.

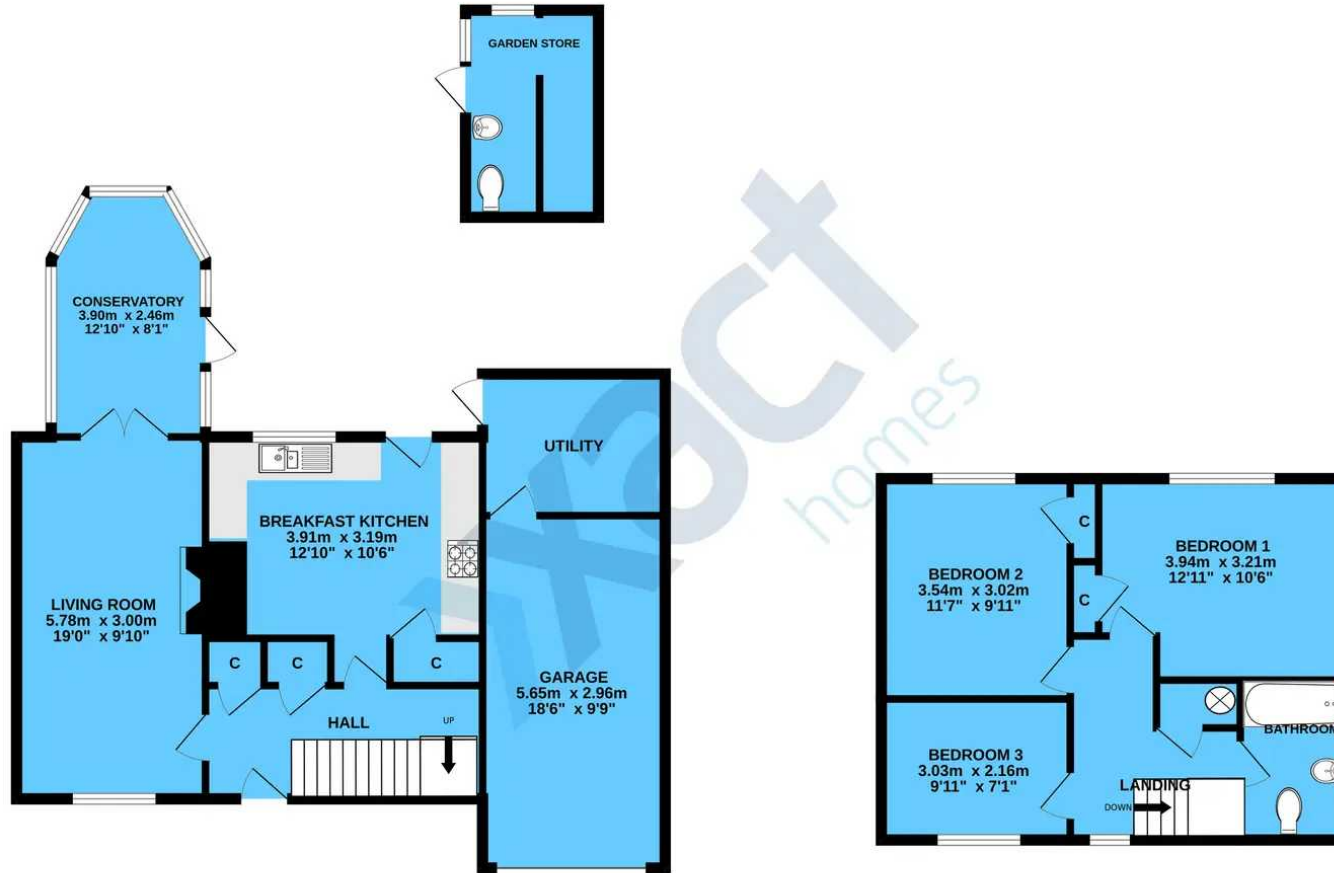
MONEY LAUNDERING REGULATIONS

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 : 122.5 sq.m. (1319 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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