



Newlands Road, Bentley Heath

In Excess of £435,000





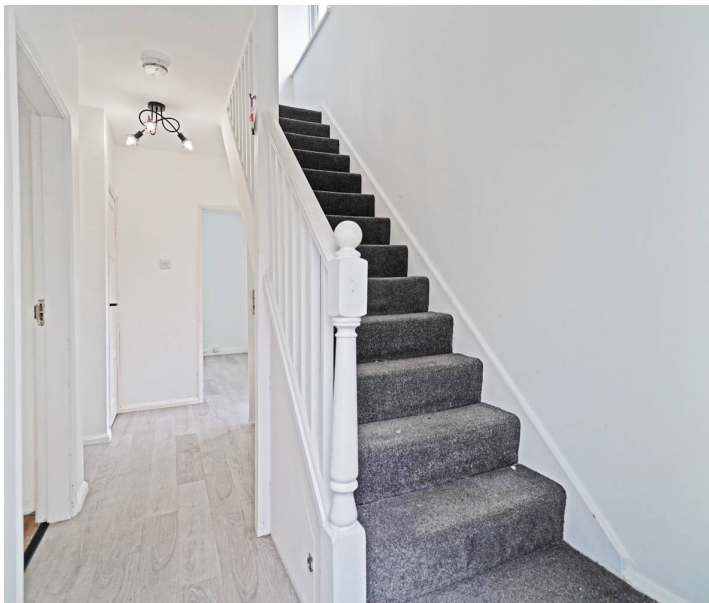
PROPERTY OVERVIEW

Nestled in a highly sought-after location within the prestigious Arden Academy catchment area, and within easy walking distance to all local school and amenities this exceptional three-bedroom semi-detached home benefits from ample parking, UPVC double-glazed windows throughout, contemporary decor, and a beautiful and spacious South-facing garden with a recently installed garden room. This property perfectly blends modern convenience with elegant design, making it an ideal choice for both young professionals and growing families. From the moment you step inside, the home's welcoming ambiance and attention to detail are evident. The entrance hallway, fitted with durable LVT flooring and ample storage, sets the tone for the rest of the house, offering a practical yet stylish first impression. The front living room is a versatile space, perfect for cosy evenings or entertaining guests, with its contemporary finish ensuring comfort and warmth. The heart of this home is undoubtedly the bright and airy breakfast kitchen at the rear, featuring sleek ceramic tiled flooring and high-end integrated appliances, including a double oven, hob, extractor fan, microwave, dishwasher, and fridge-freezer.





The custom-built central island, complete with large pull-out drawers, a drinks rack, and extra cupboard space, is a dream for any cooking enthusiast or those who love to host. Adjacent to the kitchen is a spacious utility room with power and light, offering not only the convenience of a downstairs WC but also a flexible space that could serve as a laundry area, exercise zone, or even a serene home office with views of the garden. There's also potential to extend this space further, adding even more value and versatility. Upstairs, the home continues to impress with three well-proportioned bedrooms, each designed as a peaceful haven. The primary bedroom features LVT flooring, generous wardrobe storage, and a dedicated vanity area, ensuring a private retreat at the end of the day. The second bedroom comfortably accommodates a double bed and offers built-in shelving and wardrobe space, perfect for older children or guests. The third bedroom, also with LVT flooring, is ideal for use as a home office or a child's bedroom, catering to the needs of a growing family. The contemporary family bathroom offers a spa-like experience, with modern fixtures, a Bluetooth-enabled wall cabinet, and a shaver socket, combining practicality with luxury. One of the property's standout features is the garden room, which is a versatile space that can be easily tailored to your needs, whether it's a peaceful home office, a cosy reading corner, or a vibrant playroom for the children. Sustainability is at the forefront of this home, with modern fuse boards ready for an electric car charger and solar panels. The new energy-efficient boiler is compatible with both the existing gas supply and future sustainable energy sources, such as solar electricity or hydrogen fuels, ensuring the home is both eco-friendly and future-proof.





This stunning three-bedroom semi-detached house represents a rare opportunity to own a beautifully appointed home in one of Solihull's most desirable areas. With its modern interiors, expansive outdoor space, versatile garden room, and practical features like the large utility room and well-equipped kitchen, this property is tailor-made for contemporary family living. It's a home that not only meets but exceeds the expectations of even the most discerning buyers. Don't miss out on the chance to make it your own. Schedule a viewing today and experience the perfect blend of style, comfort, and practicality.

PROPERTY LOCATION

Located within the vibrant communities of Dorridge, Knowle, and Bentley Heath, this property offers families the advantage of being close to top-rated schools and a wide range of amenities, including shops, restaurants, and leisure facilities. Commuters will benefit from Dorridge railway station, which provides direct services to London Marylebone, Solihull, Birmingham Moor Street, and Snow Hill. Solihull town centre, just three miles away and easily accessible by public transport, offers comprehensive shopping and entertainment options. With convenient access to Junctions 4 and 5 of the M42 motorway, this location is ideal for those who need to travel further afield.

Council Tax band: C

Tenure: Freehold



- Three Bedroom Semi - Detached House
- Recently Refurbished
- Arden Academy Catchment
- New Garden Room
- Well Equipped Kitchen
- Modern Family Bathroom
- Large Utility Space
- Breakfast Kitchen
- Downstairs Toilet Expansion Potential

HALLWAY

15' 0" x 6' 11" (4.57m x 2.11m)

LIVING ROOM

19' 0" x 9' 10" (5.79m x 3.00m)

BREAKFAST KITCHEN

14' 5" x 12' 10" (4.39m x 3.91m)

SIDE PASSAGE

13' 3" x 10' 8" (4.04m x 3.25m)

WC

5' 1" x 2' 8" (1.55m x 0.81m)

UTILITY

10' 10" x 4' 7" (3.30m x 1.40m)

FIRST FLOOR

BEDROOM ONE

13' 0" x 10' 6" (3.96m x 3.20m)

BEDROOM TWO

10' 6" x 9' 10" (3.20m x 3.00m)

BEDROOM THREE

9' 10" x 8' 0" (3.00m x 2.44m)

BATHROOM

8' 0" x 5' 11" (2.44m x 1.80m)

TOTAL SQUARE FOOTAGE

102.5 sq.m (1103 sq.ft) approx.



OUTSIDE THE PROPERTY

ON DRIVE PARKING

SOUTH FACING REAR GARDEN

GARDEN ROOM

9' 10" x 9' 10" (3.00m x 3.00m)

ITEMS INCLUDED IN THE SALE

Lamona integrated oven, Lamona integrated hob, Lamona extractor, Lamona microwave, Lamona fridge/freezer, Lamona dishwasher, all carpets and light fittings, garden room and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

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

MONEY LAUNDERING REGULATIONS

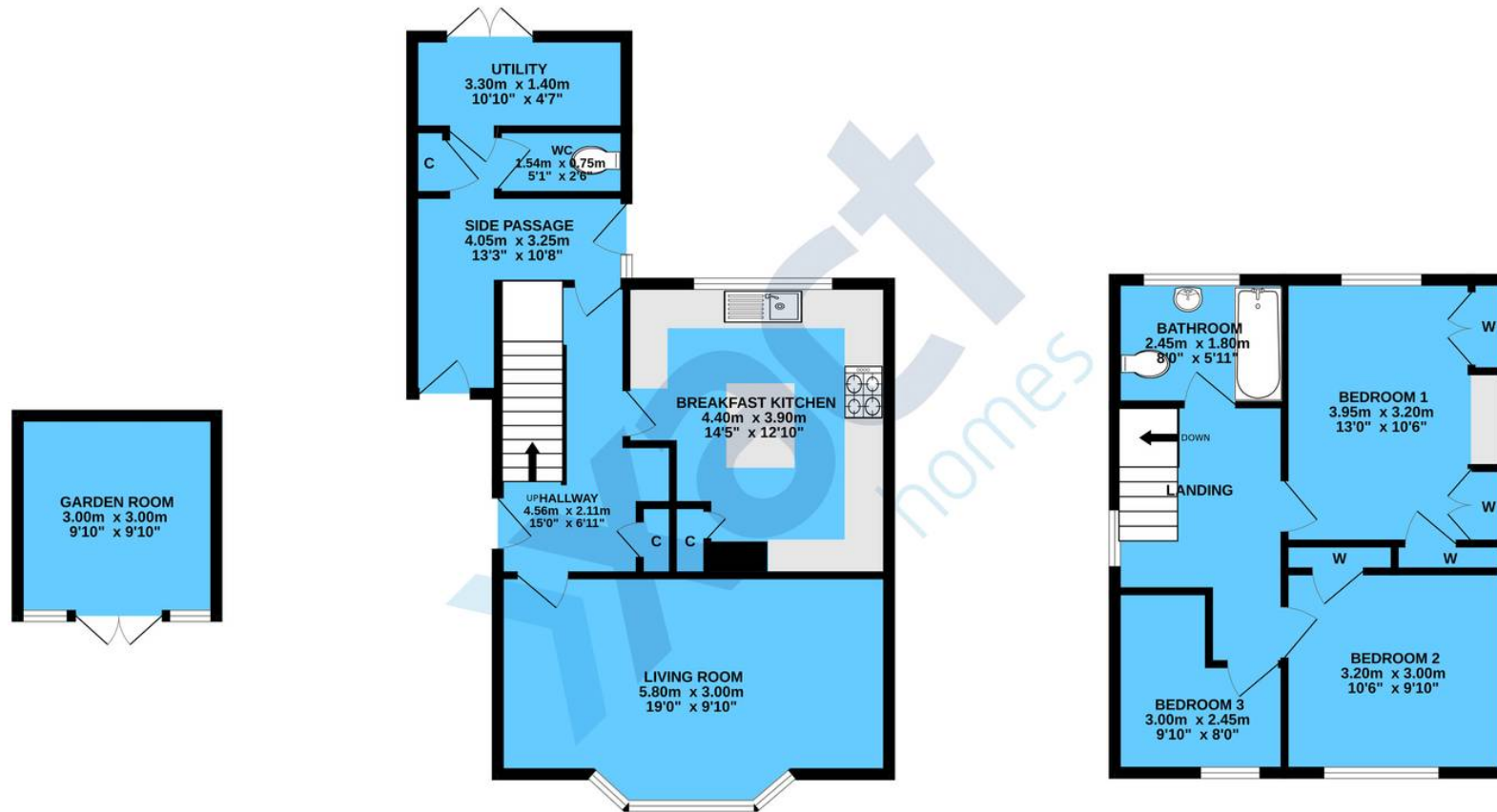
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



OUTSIDE

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 102.5 sq.m. (1103 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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