



Slater Road, Bentley Heath

Guide Price £400,000





PROPERTY OVERVIEW

This impressive four bedroom semi detached house, extended to over 1,500 square feet, is ideally situated in the heart of Bentley Heath village and is offered to the market with the added benefit of no upward chain. Set behind a private front garden (mainly laid to lawn), the property is accessed via a useful porch which leads into a welcoming entrance hallway. The ground floor features a spacious reception room to the front, complete with a charming feature fireplace, providing an inviting space for relaxing or entertaining guests. To the rear, a well proportioned kitchen/diner serves as the hub of the home, seamlessly connecting to a large conservatory that offers excellent versatility for family living or entertaining. Additional ground floor conveniences include a downstairs WC, a practical utility room and side alleyway/lean to, ensuring ample storage and functionality. On the first floor, three generously sized bedrooms are serviced by a well appointed family bathroom, making this level ideal for family members or guests. The second floor boasts a further double bedroom with its own en-suite shower room, offering privacy and comfort for guests or as a luxurious principal suite. The rear of the property features a low maintenance garden, perfect for those seeking outdoor enjoyment without the upkeep.



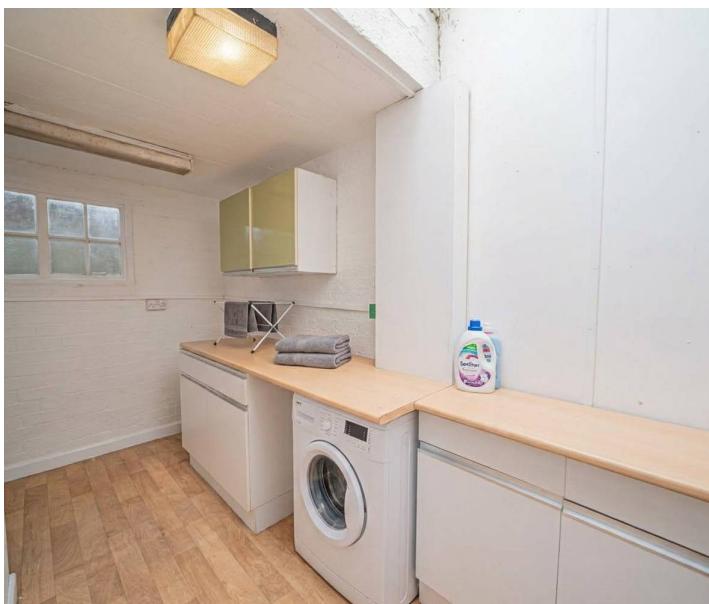
This home is superbly located within walking distance to Dorridge Station, providing excellent transport links, and is close to the wide range of amenities that Dorridge village has to offer, including shops, cafes and local services. Families will appreciate the property's position within the prestigious Arden Academy catchment area, renowned for its outstanding educational provision. With its spacious and thoughtfully extended layout, desirable village location and the convenience of no upward chain, this property presents a rare opportunity for families or professionals seeking a substantial home in a sought after setting. Early viewing is highly recommended to fully appreciate the space, versatility and lifestyle on offer.

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





- Four Bedroom Semi Detached House Which Has Been Extended to Over 1500 Square Feet, Located Within Bentley Heath Village
- Offered To The Market With The Added Benefit Of No Upward Chain
- The Property Is Set Behind A Private Front Garden Which Is Mainly Laid With Lawn
- Well Proportioned Reception Room To The Front With A Feature Fireplace
- To The Rear Of The Property Is A Well Proportioned Kitchen/Diner, Which Leads To A Large Conservatory, Downstairs WC & Utility Room
- Located On The First Floor Are Three Big Bedrooms Which Are Serviced By A Well Appointed Family Bathroom
- To The Second Floor Is A Further Double Bedroom With Its Own En-Suite Shower Room
- To The Rear Of The Property Is A Low Maintenance Rear Garden
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area

PORCH

ENTRANCE HALLWAY

RECEPTION ROOM

13' 1" x 11' 9" (3.98m x 3.58m)

KITCHEN/DINER

17' 10" x 8' 11" (5.44m x 2.71m)

CONSERVATORY

12' 8" x 9' 10" (3.86m x 3.00m)

WC

UTILITY ROOM

10' 0" x 11' 3" (3.05m x 3.42m)

LEAN TO



FIRST FLOOR

BEDROOM TWO

11' 0" x 11' 8" (3.35m x 3.55m)

BEDROOM THREE

13' 3" x 8' 11" (4.05m x 2.73m)

BEDROOM FOUR

8' 8" x 7' 9" (2.63m x 2.37m)

BATHROOM

6' 0" x 7' 1" (1.82m x 2.17m)

SECOND FLOOR

BEDROOM ONE

11' 8" x 13' 6" (3.55m x 4.12m)

ENSUITE

4' 9" x 6' 0" (1.46m x 1.82m)

TOTAL SQUARE FOOTAGE

153.0 sq.m (1642 sq.ft) approx

OUTSIDE THE PROPERTY

LOW MAINTENANCE GARDEN

OFF STREET PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge/freezer, Dishwasher, Garden shed, All carpets and Light fittings and Some Blinds.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – Cable.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

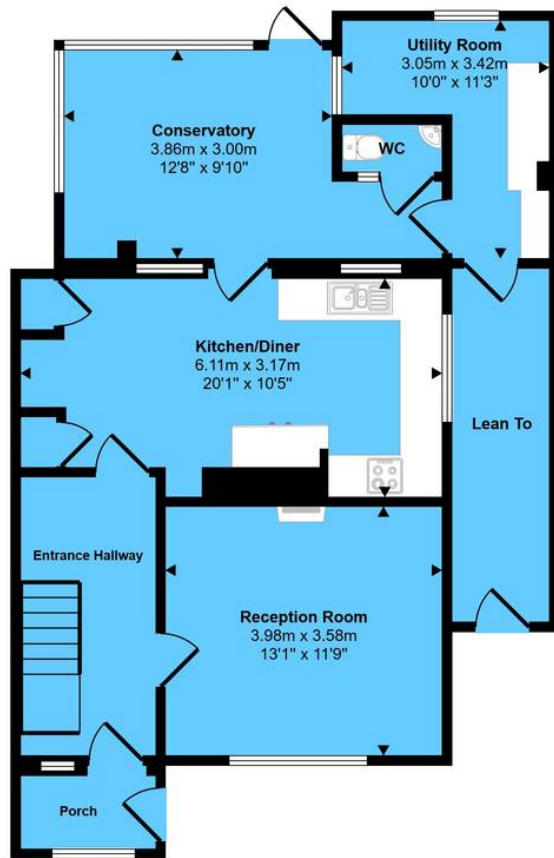
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

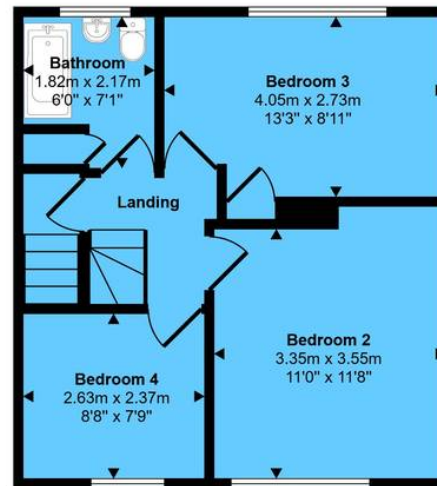


Approx Gross Internal Area
153 sq m / 1642 sq ft

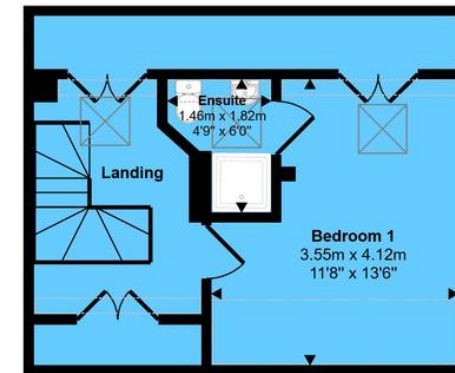


Ground Floor
Approx 78 sq m / 836 sq ft

Denotes head height below 1.5m



First Floor
Approx 43 sq m / 465 sq ft



Second Floor
Approx 32 sq m / 341 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

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