



Slater Road, Bentley Heath

Guide Price £350,000





PROPERTY OVERVIEW

This three bedroom mid terrace house is situated in the heart of Bentley Heath village and provides generous living space. The property is set behind a private and well established front garden, offering a welcoming approach and a sense of privacy. Upon entering via the hallway, you are greeted by a spacious reception room to the front, featuring a fireplace, while a further reception room to the rear offers additional space for relaxing or entertaining. Also to the rear of the property, you will find a kitchen, as well as a separate WC for added convenience. Upstairs, the first floor comprises three well proportioned bedrooms, each offering comfortable accommodation for family members or guests, all of which are serviced by a family bathroom. The property further benefits from a westerly facing garden to the rear, mainly laid to lawn (ideal for enjoying the afternoon sun and perfect for families or those who enjoy outdoor living). Offered to the market with the benefit of no upward chain, this home provides an excellent opportunity for buyers seeking a straightforward purchase process.



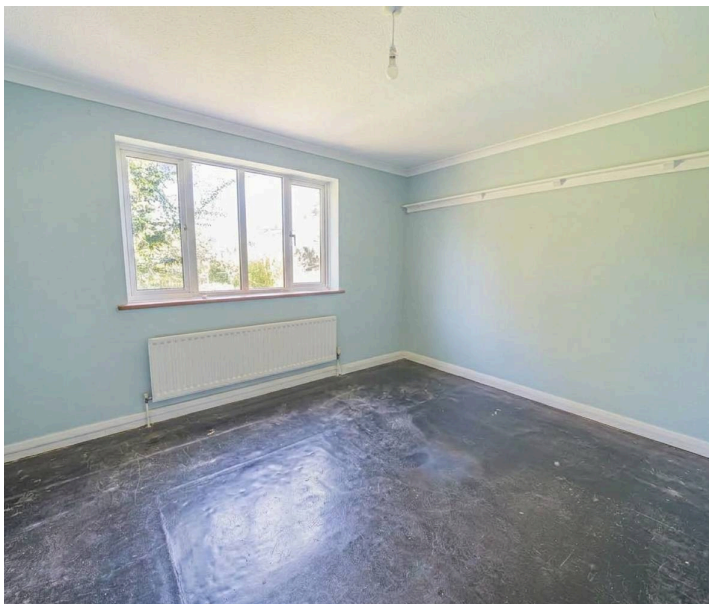
Ideally located within walking distance of Dorridge Station, the property is perfectly positioned for commuters, while the wide range of amenities available in both Dorridge and Bentley Heath villages are easily accessible, including shops, cafes, and local services. Additionally, the property is set within the prestigious Arden Academy catchment area (making it a highly desirable choice for families looking to secure access to outstanding local schooling). Combining a sought after village setting, excellent transport links, and spacious interiors, this delightful home represents a superb opportunity.

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: Freehold





- Three Bedroom Mid Terrace House Located Within Bentley Heath Village
- The Property Is Set Behind A Private & Well Established Front Garden
- Well Proportioned Reception Room To The Front With A Feature Fireplace & a Additional Reception Room To The Rear
- Also To The Rear Of The Property Is A Kitchen & Separate WC
- Located On The First Floor Are Three Well Proportioned Bedrooms Which Are Serviced By The Family Bathroom
- To The Rear Of The Property Is A Westerly Facing Garden Which Is Mainly Laid With Lawn
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Dorridge Station & All Of The Amenities Both Dorridge & Bentley Heath Villages Have To Offer
- Set Within The Prestigious Arden Academy Catchment Area

HALLWAY

RECEPTION ROOM ONE

13' 7" x 11' 11" (4.14m x 3.62m)

RECEPTION ROOM TWO

20' 2" x 10' 10" (6.14m x 3.31m)

KITCHEN

8' 3" x 16' 2" (2.52m x 4.94m)

WC

FIRST FLOOR

BEDROOM ONE

15' 11" x 8' 10" (4.86m x 2.69m)

BEDROOM TWO

10' 9" x 11' 11" (3.27m x 3.62m)

**BEDROOM THREE**

8' 8" x 7' 9" (2.65m x 2.36m)

BATHROOM

6' 3" x 7' 4" (1.90m x 2.24m)

TOTAL SQUARE FOOTAGE

103.0 sq.m (1105 sq.ft) approx.

WEST FACING REAR GARDEN**ITEMS INCLUDED IN THE SALE**

TBC

ADDITIONAL INFORMATION

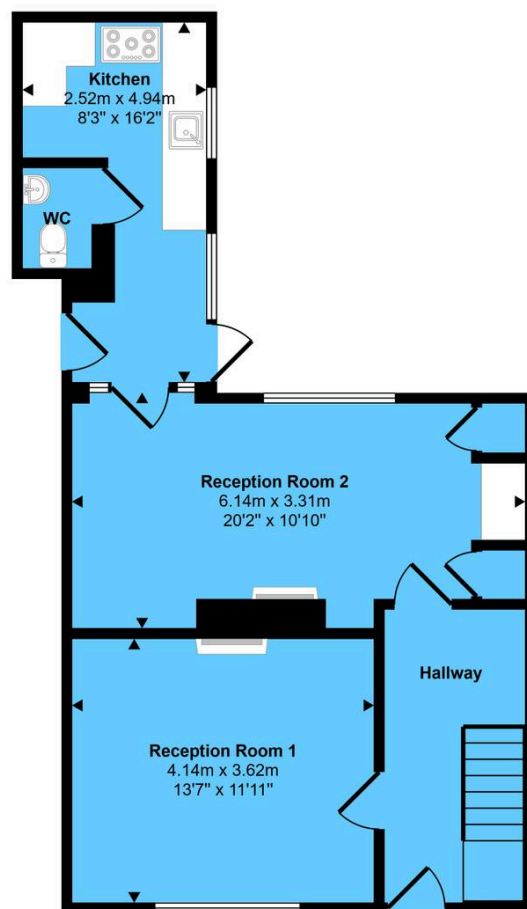
Services – mains gas, electricity and sewers. Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

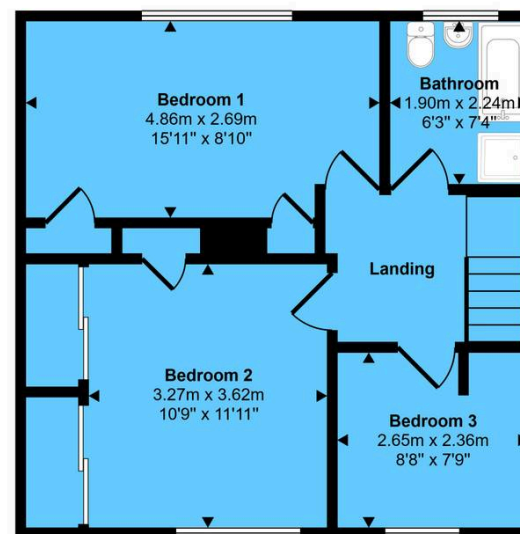
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
103 sq m / 1105 sq ft



Ground Floor
Approx 55 sq m / 588 sq ft



First Floor
Approx 48 sq m / 517 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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