



## 3 Ivywood Drive

Bentley Heath, Solihull B93 9BQ

Andrew Grant



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**3 Bedrooms 2 Bathrooms 1 Reception Room**

A well-presented three-bedroom bungalow in a sought-after Solihull location, offering spacious living, a modern kitchen and a private garden.

- Spacious three-bedroom bungalow with a well thought-out layout.
- Modern kitchen with ample storage and a generous living room with fireplace and plenty of natural light.
- Private, low-maintenance garden with a large patio and driveway with ample parking and a detached garage.
- Prime location in Solihull, offering excellent transport links and amenities.

This charming three-bedroom bungalow presents a rare opportunity to acquire a well-located home in Bentley Heath, Solihull. The property features a spacious living room with a feature fireplace, a well-equipped modern kitchen and a separate utility room for added convenience. The master bedroom benefits from an en suite, while the additional two bedrooms provide versatility. A contemporary shower room completes the interior. Outside, the low-maintenance garden offers a private retreat, while the block-paved driveway and detached garage provide ample parking and storage. Located in a sought-after area with excellent transport links and amenities, this home is ideal for those looking for comfortable and practical living in a prime location.

**1021 sq ft (94.8 sq m)**





## The kitchen/dining room

This well-appointed kitchen provides an abundance of storage with attractive wooden cabinetry and sleek worktops. The integrated oven, gas hob and extractor fan offer practicality, while a large window allows natural light to flood the space. There is ample room for dining, making it a functional and inviting hub of the home.







## The living room

A bright and airy reception room, benefiting from a feature fireplace and large windows that enhance the sense of space. French doors open directly onto the garden, providing easy access for outdoor relaxation and allowing plenty of natural light to enter the room. This comfortable space is ideal for both relaxing and entertaining.





## The shower room

Finished to a high standard, the contemporary shower room features a walk-in shower, sleek white tiling, a pedestal sink and a WC, creating a stylish and practical space.





## The utility room

Offering additional storage and workspace, the utility room features built-in cupboards, a sink, and plumbing for laundry appliances. A door provides direct access to the rear garden, making it a convenient space for household chores.



## The primary bedroom

A spacious double bedroom with built-in wardrobes, providing generous storage. The large window offers views of the garden and allows plenty of natural light into the space. This room also benefits from a private en suite, providing a relaxing environment.







## The primary en suite

This private en suite bathroom is well-equipped with a bathtub, shower attachment, pedestal sink and WC, adding convenience and comfort.





## Bedroom two

A well-proportioned double bedroom with a charming bay window, creating a bright and welcoming atmosphere.





## Bedroom three

Currently used as a study, this versatile room is ideal as a third bedroom, home office, or guest space, offering flexibility to suit your needs.





## Rear garden

A private, low-maintenance outdoor space featuring a patio, established planting and a separate shed. Perfect for enjoying warm days or entertaining guests in a peaceful setting.







## The driveway and garage

A block-paved driveway provides ample off-road parking for multiple vehicles, ensuring convenience for homeowners and visitors alike. A detached single garage provides additional storage or secure parking and could also be adapted for alternative uses such as a workshop.



## Location

Situated on Widney Road in the desirable Bentley Heath area of Solihull, this property offers excellent access to local amenities. Bentley Heath and nearby Dorridge provide a range of local shops, supermarkets, and cafés, while Solihull town centre is a short drive away, offering an extensive selection of retail outlets, restaurants, and leisure facilities, including Touchwood Shopping Centre.

Families will appreciate the excellent local schools, with both primary and secondary options nearby, as well as a variety of parks and green spaces, including Dorridge Park and Brueton Park. For commuters, Widney Manor train station offers direct services to Birmingham and London Marylebone, and the M42 motorway provides easy access to the national road network. Birmingham Airport is also within easy reach, making this location ideal for travel and business connectivity.

## Services

Services are TBC.

## Council Tax

The Council Tax banding for this property is **Band E**





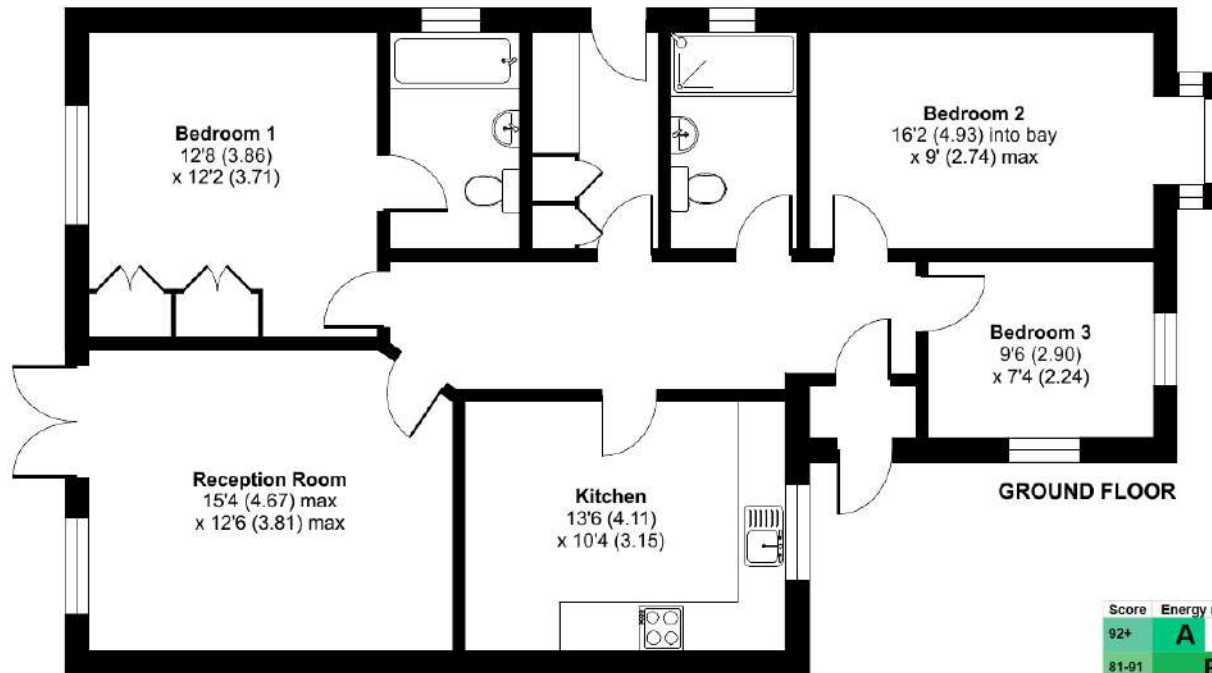
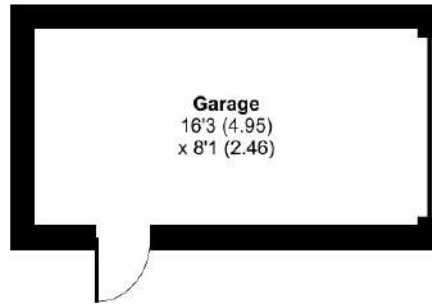
# Ivywood Drive, Widney Road, Bentley Heath, Solihull, B93

Approximate Area = 1021 sq ft / 94.8 sq m

Garage = 132 sq ft / 12.3 sq m

Total = 1153 sq ft / 107.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B6 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Andrew Grant. REF: 1249812



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**Andrew Grant**

T. 01905 734734 E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)