



## 229 Widney Road

Bentley Heath, Solihull, B93 9BW

Guide price £465,000





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HS Homes are proud to present this immaculate and well maintained 3 bed semi-detached family home situated on Widney Road in Bentley Heath within Arden catchment area. The property comprises of 3 bedrooms, open plan kitchen and dining area, bathroom, lounge and orangery. With a large rear garden with space to extend further subject to planning permission.

## On Approach

The property is situated off Widney Road in Bentley Heath. A gravel driveway, with parking for 3 cars, leads to the front door.

## Entrance Hallway

The entrance hallway leads on to the kitchen, lounge and stairs to the first floor. There is a storage cupboard by the front door and an understairs storage cupboard too. There is a radiator, ceiling light and wooden flooring throughout.

## Lounge

The lounge area has a large bay window to the front and a fireplace mantel with electric fire insert. There is a radiator, ceiling light and carpet throughout.

## Kitchen Diner

This open plan kitchen diner is perfect for entertaining guests. This modern kitchen space comes with an integrated electric hob, oven, microwave and sink with mixer tap situated underneath a double-glazed window to the side of the house. There is a 4 light spotlight bar and wooden flooring throughout.

The dining area has a stove built into a fireplace mantel, radiator, ceiling light and wooden flooring throughout.

## Orangery

The orangery leads on from the kitchen diner and has double-glazed windows to the back and the side, with French doors leading out to the rear garden. There is a radiator, 2 ceiling lights and carpet throughout.

## Garden

This well-maintained garden has a paved seating area to the back of the house and laid lawn to the rear. A pathway leads to the rear to an enclosed area with a wooden shed and a pathway that leads down the side of the house to the front. The garden is enclosed with mature trees and wooden fence panels for full privacy.

## Bedroom One

The main bedroom has a large, double-glazed bay window to the front with built in wardrobes and dresser. There is a radiator, ceiling light and carpet throughout.

## Bedroom Two

The second bedroom has a double-glazed window to the front with built in wardrobes and dresser. There is a radiator, ceiling light and carpet throughout.

## Bedroom Three

The third bedroom has a double-glazed window to the front and has a radiator, ceiling light and carpet throughout.

## Family Bathroom

The family bathroom has an obscured double-glazed window to the rear and comprises of a shower over bath, toilet and sink with under sink

storage. There is a ceiling light, heated towel rail and wooden flooring throughout.

### The Location

Bentley Heath is a small village situated in-between Knowle and Dorridge which has a close-knit and family friendly community. There is a large amount of green space to be found in Bentley Heath, with the recreational ground, Bentley Heath School fields and various small greens dotted around the residential roads. In the village itself is a village hall, a variety of small independent shops, Co-Op, Dark Horse Espresso Bar, Aroma Indian Restaurant, and The Drum and Monkey.

Solihull Town Centre is just over 2 miles away, which offers a wide variety of shops ranging from high street names, designer brands to small independent boutiques. It also offers an excellent selection of dining experiences too, ranging from fine dining, contemporary cafes to local traditional pubs.

If you have a young family, schools will be a major consideration for you. Widney Road is situated in catchment for a variety of good and outstanding primary and secondary schools, including the

oversubscribed Arden Academy which achieves above average in both attainment and progress 8 measures.

With excellent transport links to the M42, M40, M6 and M5, getting around the UK is simple. For those who don't drive, then Dorridge Railway Station is situated just under a mile from Widney Road, which offers easy access to both Birmingham City Centre and Stratford Upon Avon. If you want to escape the UK then Birmingham airport is just over 6 miles away, with over 150 direct flights running daily.

Bentley Heath is the perfect location if you enjoy a countryside lifestyle and being close to all local amenities.





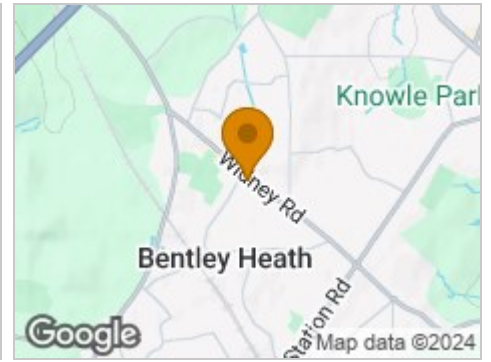
## Road Map



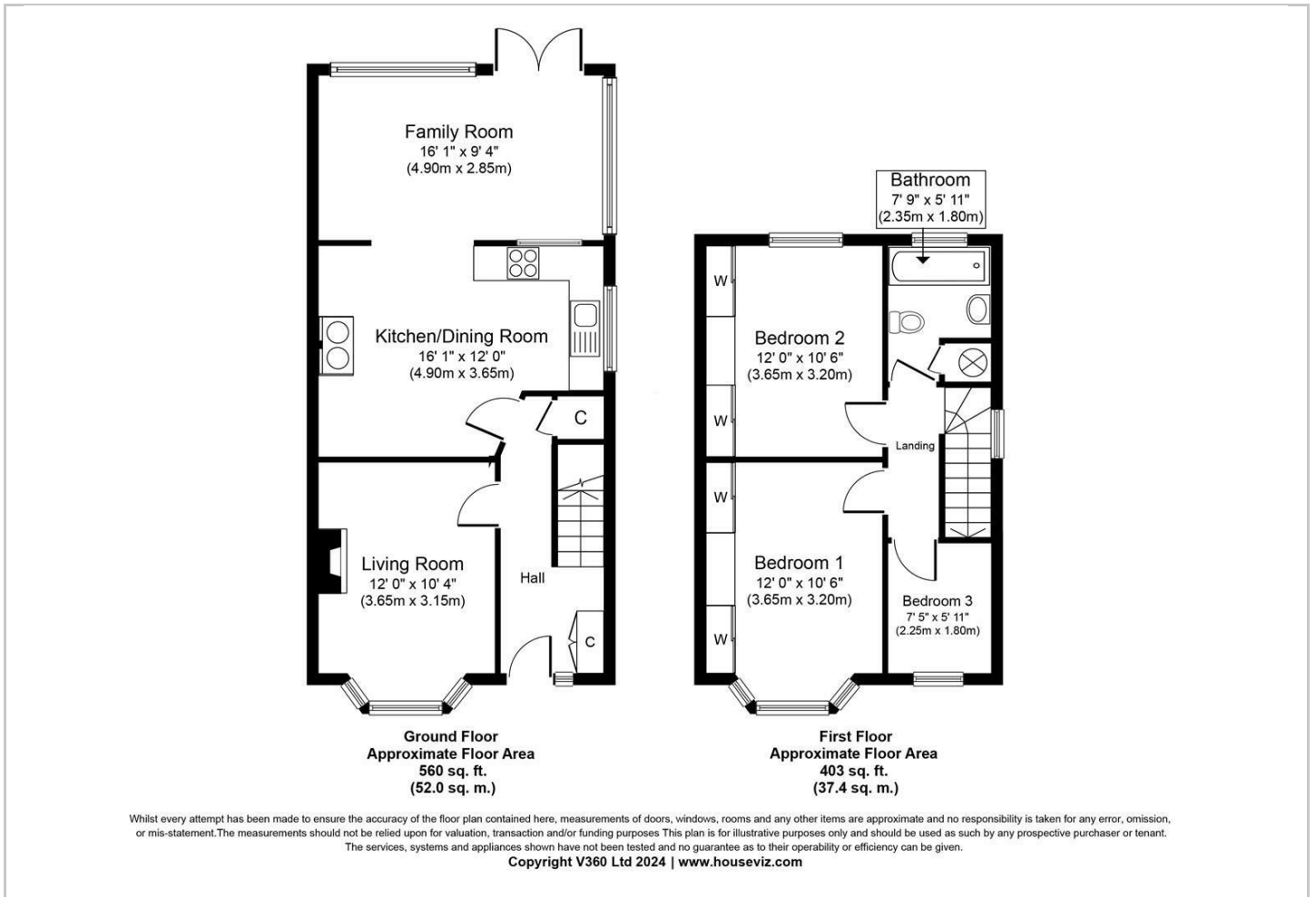
## Hybrid Map



## Terrain Map



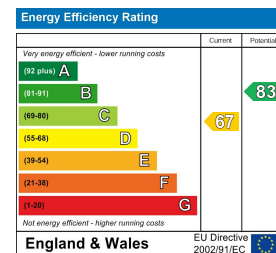
## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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