



20 Packwood Close
Bentley Heath, Solihull, B93 8AW



**Love
Property Co.**

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Tenure - Freehold
EPC Rating - D
Council Tax Band - C

This beautifully presented three bedroom semi-detached family home located in a quiet sort after cul-de-sac in Bentley Heath within walking distance to Dorridge Train Station and Arden Academy.

Property Overview

This well kept property has a welcoming tiled entrance hallway with access to understairs storage cupboard housing electrical consumer unit. Separate lounge with feature fireplace and double glazed window to front. Spacious kitchen diner with fitted wall and base units, integrated oven, gas hob, cooker hood, dishwasher and fridge with double glazed windows, French doors opening to rear garden and door leading off to utility room and guest wc.

This functional utility room having base units, sink drainer and plumbing for washing machine, space for fridge freezer, radiator to wall and access to rear garden and side entrance. On the first floor having a spacious gallery landing with loft access and doors leading off to two double bedrooms both with built in wardrobes and third smaller bedroom having fitted wardrobe, overhead storage and built in bed. The family bathroom comprising of bath with overhead shower, shower screen, wash hand basin and wc, largely tiled with chrome heated towel rail and Vaillant boiler concealed in separate cupboard unit.

Outside - Block paved driveway to front with off road parking for 3-4 cars with tree and shrubs to corner area. Rear privately enclosed low maintenance garden with green house and shed, feature paved large patio area with decorative borders with shrubs and flowers.



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 approximately three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Lounge

12' x 13' 7" (3.65 x 4.14m)

Kitchen/Diner

10' 6" x 20' 4" (3.20m x 6.19m)

Utility Room

11' 6" x 10' (3.50m x 3.04m)

Bedroom One

12' x 11' 3" (3.65m x 3.42m)

Bedroom Two

9' 1" x 13' 8" (2.76m x 4.16m)

Bedroom Three

8' x 8' 9" (2.44m x 2.67m)

Total Square Footage

1042.6 sq.ft (96.9 sq.m) approx.



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge, dishwasher, all carpets, all curtains, all blinds, green house and shed

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers.

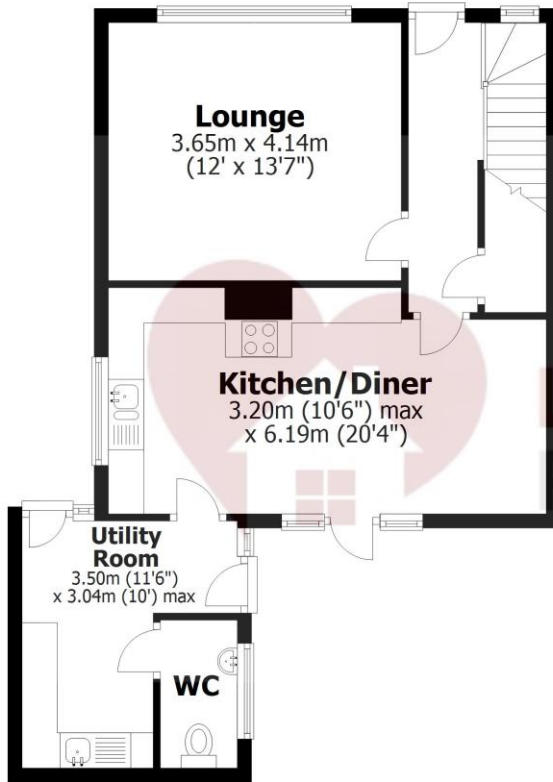
RENTAL VALUE

Between £1,500 and £1,600 per calendar month



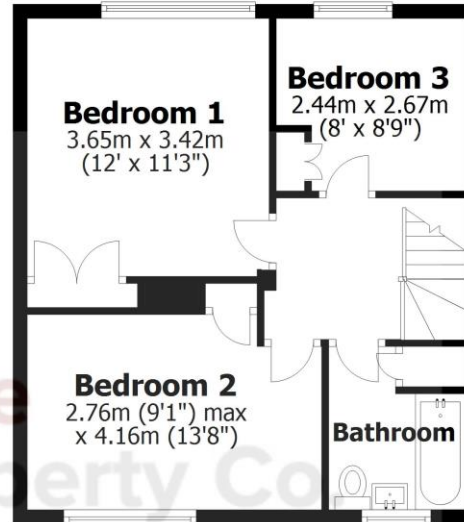
Ground Floor

Approx. 53.8 sq. metres (579.6 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 96.9 sq. metres (1042.6 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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