



## Newlands Road, Bentley Heath

Guide Price £425,000





## PROPERTY OVERVIEW

We are delighted to present this three-bedroom semi-detached property, which offers buyers a fantastic opportunity to secure a family home within the highly sought-after Arden Academy catchment area. With the added benefit of no upward chain, this property provides the opportunity to secure a family home in a prime location and also with the scope to extend subject to the necessary planning permissions.

Set behind a tarmac driveway providing superb off road parking for three cars and also a useful carport, the property is entered via an entrance hallway leading to a spacious living room that is filled with natural light, creating a welcoming and comfortable atmosphere. To the rear of the property is a well proportioned and modern breakfast kitchen which includes a range of base wall and drawer units with work surfaces over. Additionally, the southerly facing aspect of this property ensures that the kitchen is beautifully illuminated by sunlight throughout the day. To the first floor, you will find three generously sized bedrooms. Each bedroom offers ample space for furnishings / wardrobes and the bedrooms are serviced via the family bathroom.





To the rear the property is a rear lobby which provides access to a large utility / store and WC and also access into a southerly facing and beautifully landscaped rear garden. To the front, this property boasts a large driveway and carport, providing parking for multiple vehicles. This is an excellent feature for families with more than one car or those who frequently have visitors. Furthermore, there is significant scope for extension, subject to the necessary planning permissions, offering the potential to further enhance this excellent family home. The location of this property is also highly desirable, being within the catchment area for all local schools and also within walking distance to all local amenities. Furthermore, the property benefits from excellent transport links, enabling easy access to nearby towns and cities.



In summary, this three-bedroom semi-detached property presents an exceptional opportunity for buyers seeking a family home within the renowned Arden Academy catchment area. With no upward chain, large driveway, and significant scope for extension, this property offers both comfort and potential. To fully appreciate the charm and possibilities of this property please contact Xact Homes on 01564 777284.



#### 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

- No Upward Chain
- Three Bedroom Semi Detached Property
- Large Driveway And Carport
- Scope For Extension STPP
- Southerly Facing Rear Garden
- Living Room And Breakfast Kitchen
- Arden Academy Catchment Area



#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

19' 0" x 9' 10" (5.80m x 3.00m)

#### **BREAKFAST/KITCHEN**

14' 7" x 12' 10" (4.45m x 3.90m)

#### **COVERED LOBBY**

13' 7" x 9' 10" (4.15m x 3.00m)

#### **WC**

4' 11" x 2' 6" (1.50m x 0.75m)

#### **UTILITY**

4' 9" x 13' 7" (1.45m x 4.15m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 0" x 10' 6" (3.95m x 3.20m)

#### **BEDROOM TWO**

9' 10" x 10' 8" (3.00m x 3.25m)

#### **BEDROOM THREE**

10' 4" x 8' 0" (3.15m x 2.45m)

#### **BATHROOM**

5' 11" x 8' 0" (1.80m x 2.45m)

#### **OUTSIDE THE PROPERTY**

#### **CARPORT**

#### **SOUTH FACING GARDEN**

#### **TOTAL SQUARE FOOTAGE**

108.2 sq.m (1165 sq.ft) approx.



#### **ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Bosch fridge, Bosch dishwasher, Zanussi washer/dryer, all carpets, all curtains, all blinds, all light fittings and wendy house.

#### **ADDITIONAL INFORMATION**

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

#### **MONEY LAUNDERING REGULATIONS**

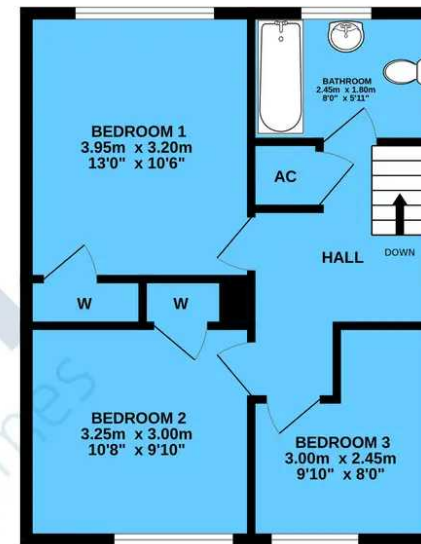
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 108.2 sq.m. (1165 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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