



Milton Road, Bentley Heath

Guide Price £425,000

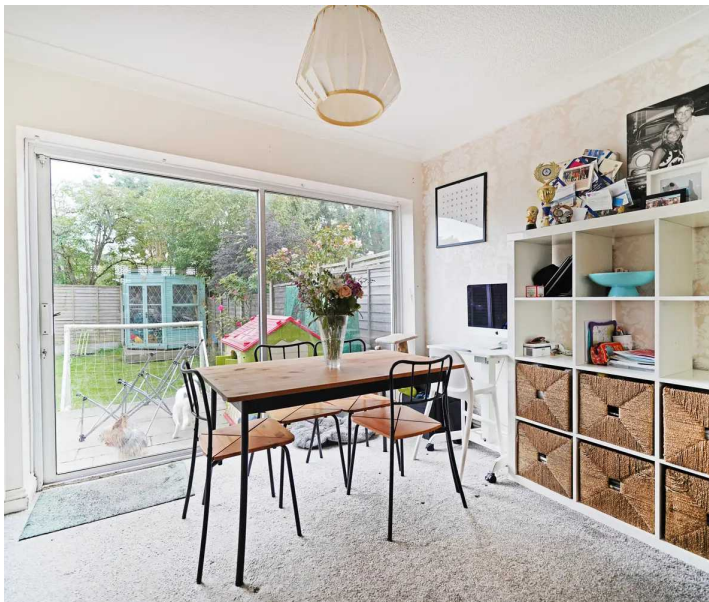




PROPERTY OVERVIEW

Nestled in a desirable residential area, this well presented three-bedroom semi-detached home offers a perfect blend of modern convenience and comfortable living. Spread over two floors, this property is set back behind a driveway providing parking and leading to a single garage with electric car charging point.

Upon entering, you are greeted by a reception hallway leading into an open-plan living room and dining room exude warmth and charm, providing a versatile space for relaxing with family or entertaining guests. To the rear of the property is a modern breakfast kitchen featuring sleek cabinetry, high-end appliances, and a convenient utility room with a guest cloakroom.



Ascend the stairs to the first floor where you will find three well-proportioned bedrooms, each offering a peaceful retreat at the end of a busy day. The family bathroom has been tastefully refurbished, showcasing contemporary fixtures and fittings, ensuring a tranquil space for unwinding.



Externally, the property is set behind a driveway leading to a single garage, providing ample off-road parking for multiple vehicles. The south-facing rear garden is a private oasis perfect for outdoor enjoyment and relaxation.

Conveniently located within easy reach of local amenities, excellent schools, and transport links, this property presents an outstanding opportunity to secure a home in a sought-after location and Arden Academy Catchment. Whether you're a growing family looking for a comfortable abode, or a savvy investor seeking a prime rental property, this home is sure to impress.

In summary, this three-bedroom semi-detached property offers excellent accommodation. With its modern kitchen, open-plan living areas, well-proportioned bedrooms, and refurbished bathroom, this home provides the perfect backdrop for modern living. Don't miss the opportunity to make this property your own and enjoy all it has to offer. Book your viewing today.





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: D

Tenure: Freehold

- Three Bedroom Semi Detached
- Modern Breakfast Kitchen And Utility With Guest Cloakroom
- Open Plan Living Room And Dining Room
- Three Well Proportioned Bedrooms
- Family Bathroom Which Has Been Refurbished
- Set Behind Driveway And Leading To Single Garage
- South Facing Rear Garden



PORCH

RECEPTION HALLWAY

LIVING / DINING ROOM

22' 8" x 12' 6" (6.90m x 3.80m)

BREAKFAST KITCHEN

8' 2" x 6' 7" (2.50m x 2.00m)

UTILITY ROOM

6' 11" x 6' 7" (2.10m x 2.00m)

WC

FIRST FLOOR

BEDROOM ONE

11' 6" x 10' 4" (3.50m x 3.15m)

BEDROOM TWO

11' 0" x 10' 4" (3.35m x 3.15m)

BEDROOM THREE

8' 2" x 8' 0" (2.50m x 2.45m)

BATHROOM

8' 0" x 7' 9" (2.45m x 2.35m)

TOTAL SQUARE FOOTAGE

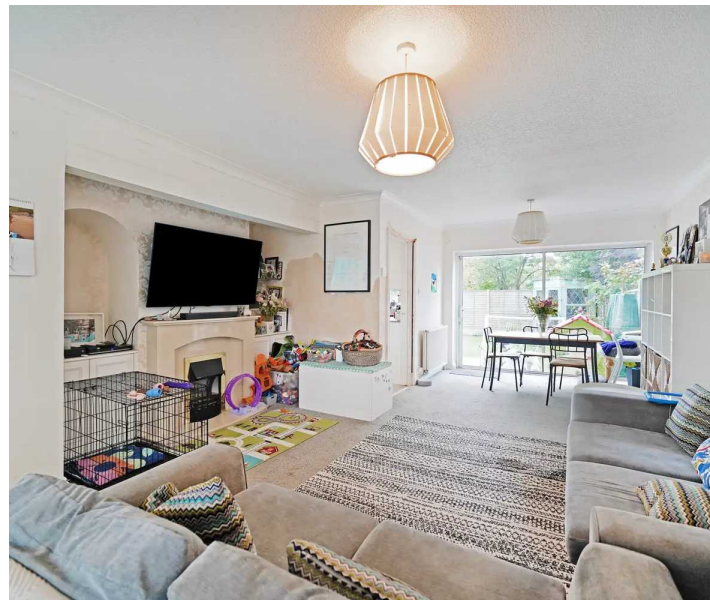
Total floor area: 94.0 sq.m. = 1012 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

16' 5" x 7' 9" (5.00m x 2.35m)

SOUTH FACING REAR GARDEN





ITEMS INCLUDED IN SALE

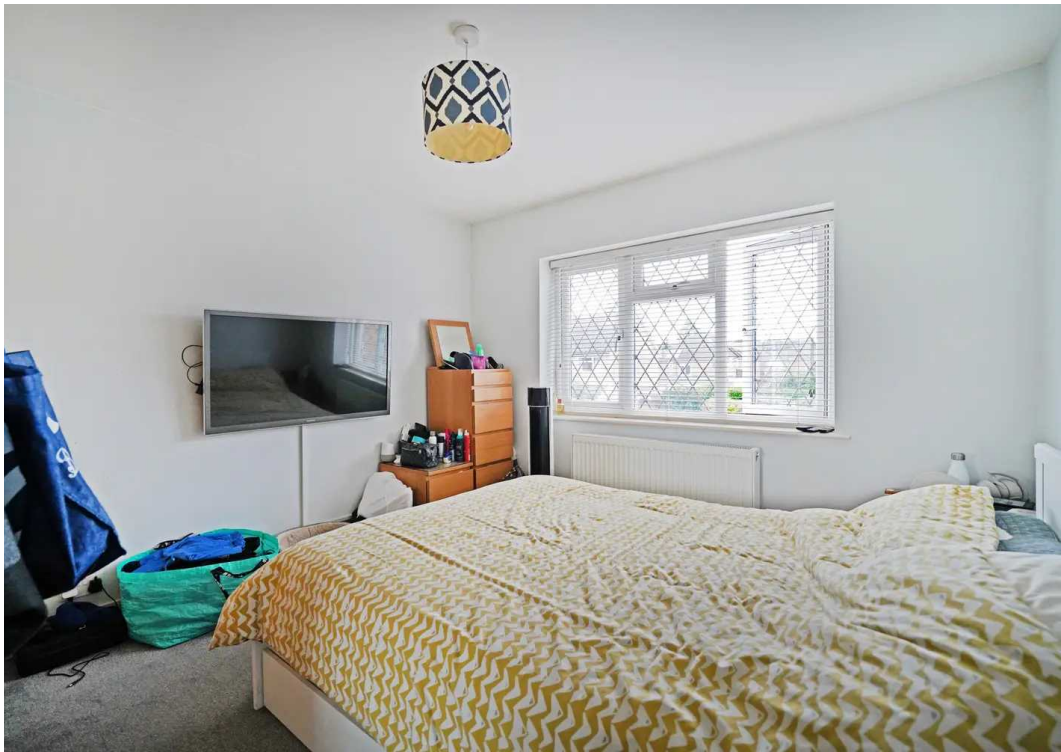
Free standing cooker, extractor, microwave, fridge, freezer, dishwasher, all carpets, all blinds, all light fittings, a garden shed and an electric garage door.

ADDITIONAL INFORMATION

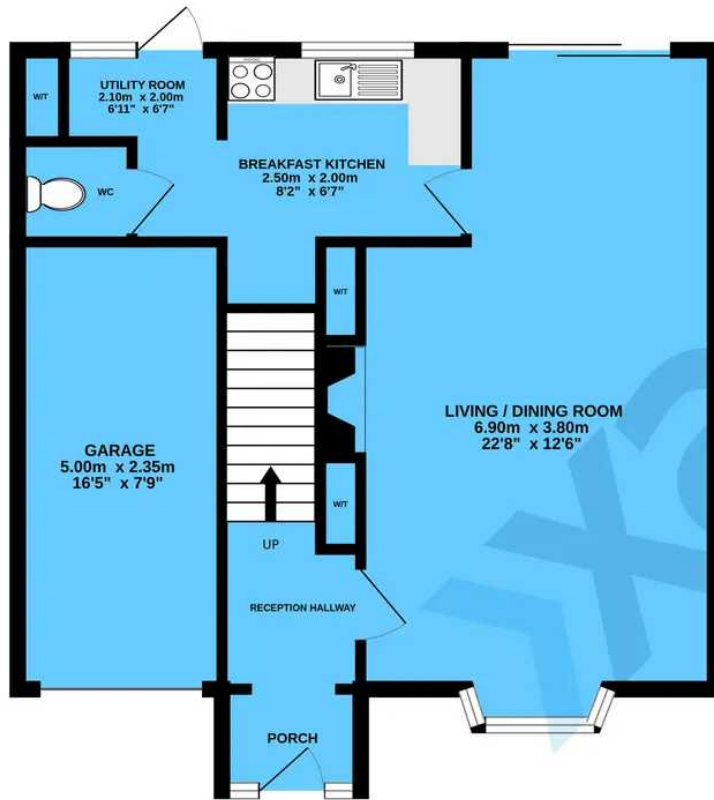
Services - mains gas and electricity. Broadband - Vodafone. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

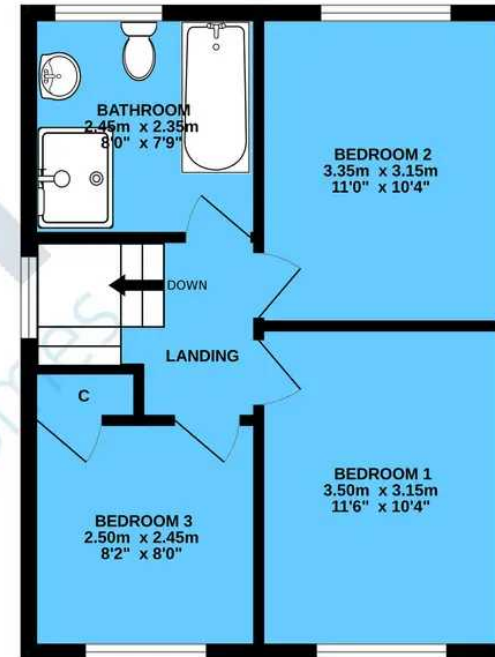
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 94.0 sq.m. (1012 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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