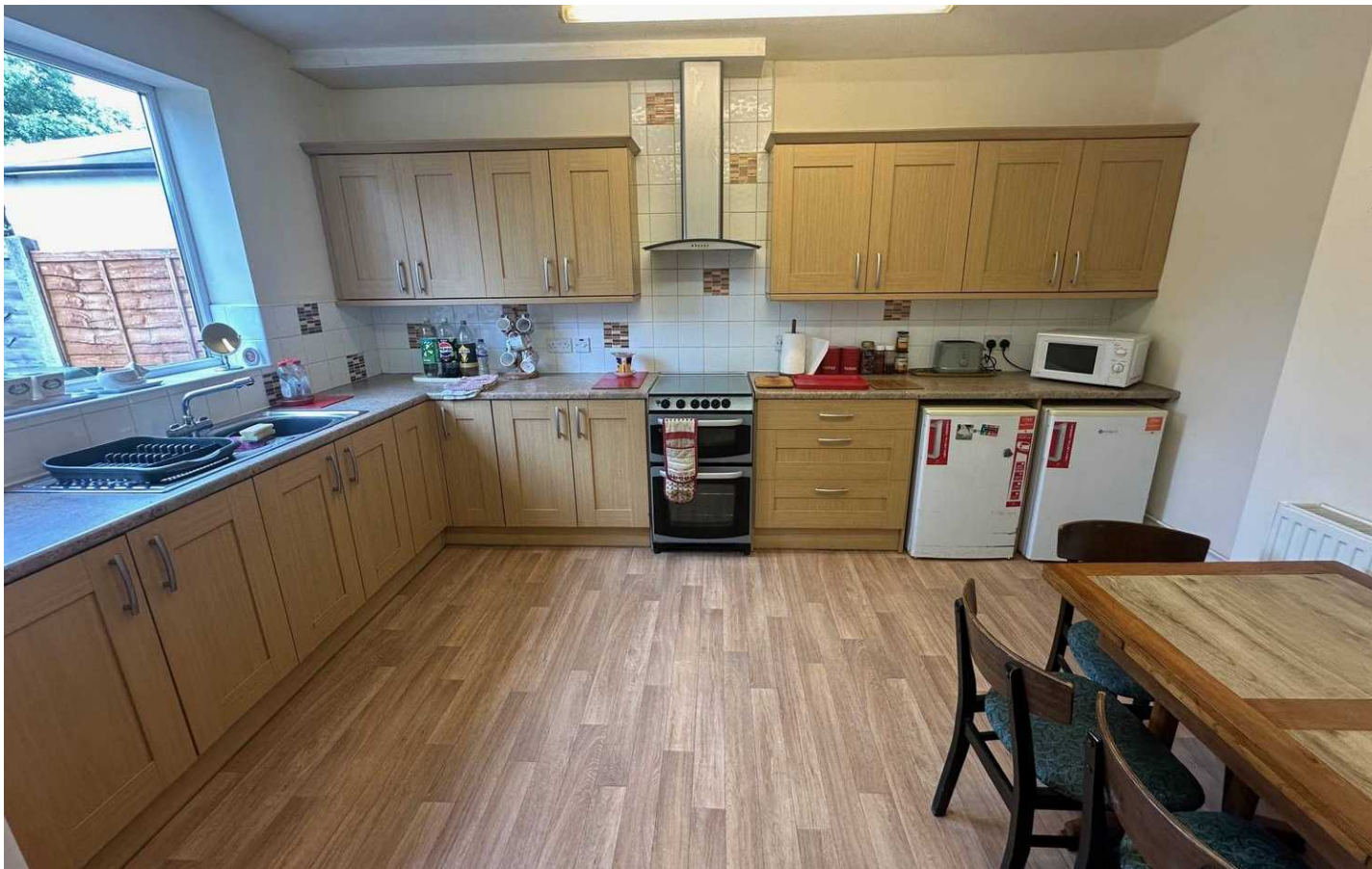




Bentley Farm Close, Bentley Heath

Guide Price £375,000





PROPERTY OVERVIEW

Nestled in a quiet cul-de-sac, is this charming three-bedroom semi-detached property, boasting a superb plot and a standout rear garden, this residence offers a blend of comfort and potential for the discerning buyer. This property needs some modernisation and has great potential to extend and add value, subject to the necessary planning permissions. Upon entering the property, you are greeted by a welcoming entrance hallway that leads to the spacious living room and a well-equipped breakfast kitchen. The living room provides an inviting space for relaxation and entertainment, while the breakfast kitchen offers ample room for table and chairs. The property features three generously sized bedrooms that offer versatility and functionality, perfect for families or those seeking additional space for guests or a home office. Completing the interior layout is the family bathroom, providing a convenient and comfortable area for each member of the family. One of the standout features of this property is the double gated side entrance, providing easy access to the rear garden and allowing parking for cars or a caravan. This practical addition enhances the overall convenience and utility of the property, catering to various lifestyle needs.





The rear garden provides both a large and functional space which is mainly laid with lawn and any incumbent buyer has a superb opportunity to landscape to their own design. Situated within the desirable Arden Academy catchment area and within walking distance to all local schools, this property is ideal for families looking to secure a home within a sought-after educational setting. The proximity to schools not only adds convenience but also enhances the long-term value and appeal of the property. In summary, this property offers a comfortable and well-presented living space, complemented by a standout rear garden and practical features such as the double gated side entrance. Its location in a quiet cul-de-sac and proximity to local schools further contribute to its appeal. Don't miss this opportunity to secure a lovely home in a desirable location. Schedule a viewing today and experience the charm and potential this property has to offer.

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





- Three Bedroom Semi Detached With Outstanding Rear Garden
- Double Gated Side Entrance Providing Access To Rear And Parking For Cars / Caravan
- Entrance Hallway Leading To Living Room And Breakfast Kitchen
- Three Excellent Bedrooms And Family Bathroom
- Arden Academy Catchment And Walking Distance To All Local Schools
- Quiet Cul-De-Sac Location

ENTRANCE HALLWAY

LIVING ROOM

19' 0" x 12' 4" (5.79m x 3.76m)

BREAKFAST KITCHEN

14' 5" x 12' 10" (4.39m x 3.91m)

FIRST FLOOR

BEDROOM ONE

12' 10" x 10' 6" (3.91m x 3.20m)

BEDROOM TWO

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

BEDROOM THREE

9' 10" x 8' 0" (3.00m x 2.44m)

BATHROOM

8' 0" x 5' 7" (2.44m x 1.70m)

TOTAL SQUARE FOOTAGE

86 sq.m (926 sq.ft) approx.

OUTSIDE THE PROPERTY

GARDEN

ON DRIVE PARKING



**ITEMS INCLUDED IN THE SALE**

Cannon free standing cooker, all carpets and light fittings and some curtains.

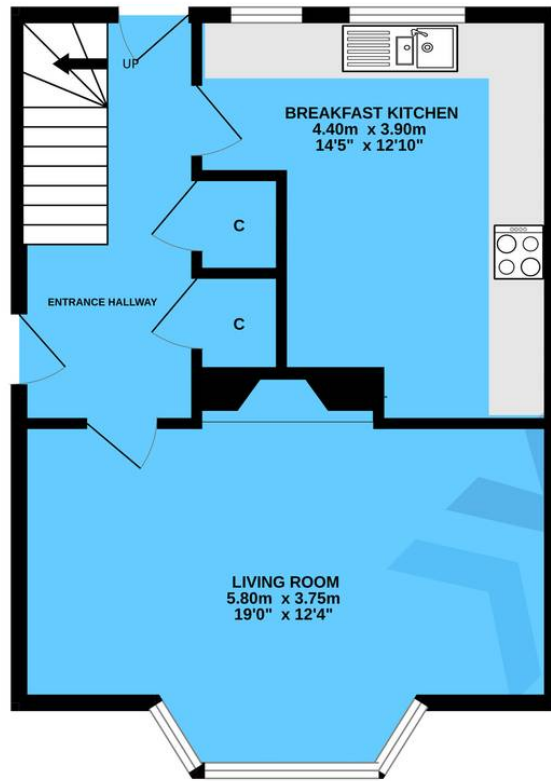
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

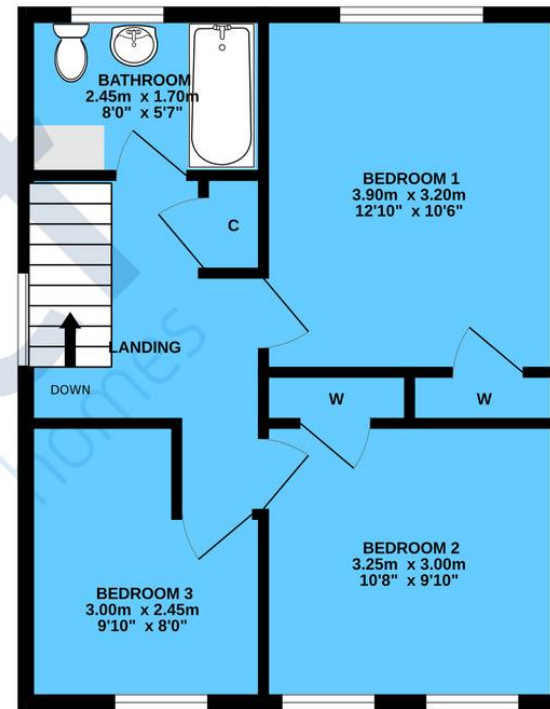
MONEY LAUNDERING REGULATIONS

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 : 86.0 sq.m. (926 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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