



Widney Road, Bentley Heath

Offers Over £500,000





PROPERTY OVERVIEW

Introducing this charming three-bedroom semi-detached property, a delightful residence exuding elegance in every corner. Immaculately presented throughout, this home boasts an abundance of natural light, creating a warm and inviting ambience from the moment you step through the door.

Located in a prime position, this property is set within a desirable neighbourhood, offering convenience and accessibility to a host of amenities, local schools, and parks, all within easy walking distance.

Upon entering, you are welcomed into a spacious entrance hallway that leads seamlessly into the heart of the home, a beautifully designed open plan kitchen, dining, and family room. This versatile space is perfect for entertaining guests, relaxing with family, or simply unwinding after a long day.



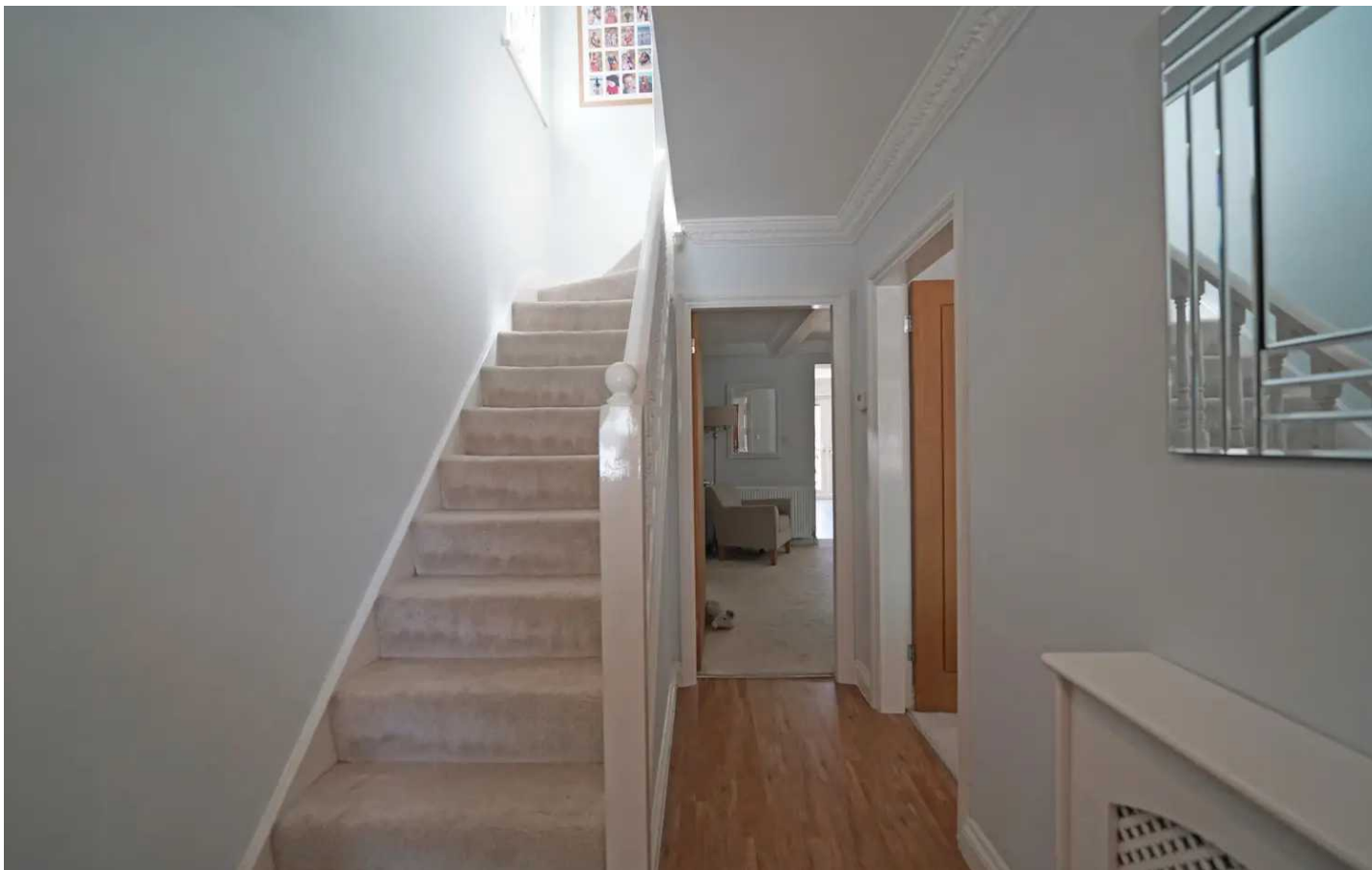


In addition, the property features a separate living room to the front, providing a cosy retreat for quiet evenings or relaxing weekends. The two double bedrooms, including a generously sized principal bedroom with fitted wardrobes, offer ample space for rest and relaxation. The third bedroom adds further versatility to the home, ideal for use as a home office, study, or nursery as needed. All bedrooms are serviced via a generous family bathroom.

Outdoors, the property enjoys a stunning south-facing rear garden, a tranquil escape from the hustle and bustle of every-day life. The large garden is beautifully landscaped, mainly laid with lush green lawn, providing a picturesque setting for outdoor gatherings, gardening, or simply soaking up the sunshine.



In conclusion, this superb home offers a perfect blend of style, comfort, and practicality, making it a must-see property for those seeking a quality lifestyle in a desirable location. With its impeccable presentation, convenient amenities, and delightful living spaces, this property promises an exceptional living experience for the discerning buyer. Don't miss the opportunity to make this house your home - schedule a viewing today and discover the endless possibilities that await you.



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 Property
- Immaculately Presented Throughout
- Stunning South Facing Rear Garden
- Open Plan Kitchen / Dining / Family Room
- Abundance Of Natural Light
- Two Double Bedrooms & A Single
- Family Bathroom
- Early Viewing Essential





ENTRANCE HALLWAY

LIVING ROOM

11' 6" x 10' 0" (3.50m x 3.05m)

KITCHEN / FAMILY ROOM

15' 9" x 12' 10" (4.80m x 3.90m)

DINING AREA

13' 1" x 11' 6" (4.00m x 3.50m)

WC

7' 10" x 2' 9" (2.40m x 0.84m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 6" x 10' 0" (3.50m x 3.05m)

BEDROOM TWO

11' 8" x 10' 0" (3.55m x 3.05m)

BEDROOM THREE

7' 3" x 6' 2" (2.21m x 1.88m)

BATHROOM

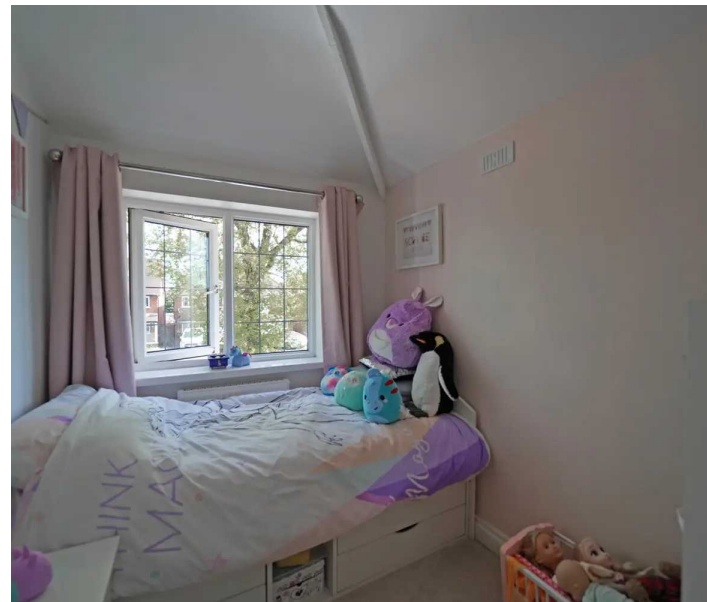
7' 10" x 6' 1" (2.40m x 1.85m)

TOTAL SQUARE FOOTAGE

Total floor area: 92.0 sq.m. = 990 sq.ft. approx.

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms, some light fittings and a garden shed.

ADDITIONAL INFORMATION

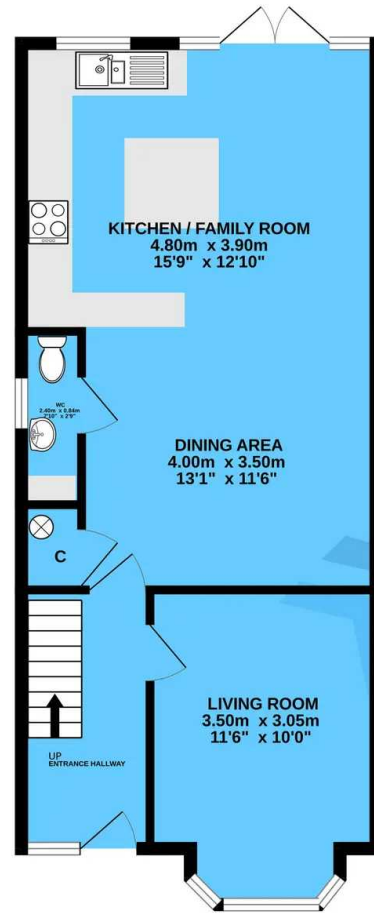
Services - mains gas, electricity and mains sewers.
Broadband - Virgin Media. Loft space - boarded with ladder.

MONEY LAUNDERING REGULATIONS

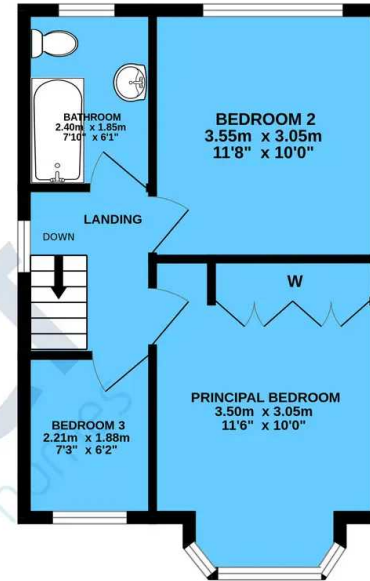
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 92.0 sq.m. (990 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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