



Milton Close, Bentley Heath

Guide Price £260,000





PROPERTY OVERVIEW

We are delighted to present this immaculate 2-bedroom maisonette, situated on the ground floor, in a sought-after location. Boasting a range of modern features and stylish finishes, this property offers a comfortable and contemporary living space that is sure to appeal to a variety of buyers. Upon entering, you will immediately be struck by the recently fitted kitchen, which is both functional and aesthetically pleasing. Featuring sleek cabinetry, integrated appliances, and ample storage space, this kitchen is a true highlight of the home. The property also benefits from a modern shower room, complete with elegant fixtures and a tasteful colour scheme. This space has been thoughtfully designed to provide a relaxing and rejuvenating experience for residents and guests alike. One of the standout features of this property is the conservatory, which benefits from lots of natural light and provides a tranquil space to relax and unwind with views of the garden. In addition, the property boasts a private garden, offering residents a secluded outdoor space to enjoy al fresco dining, gardening, or simply soaking up the sunshine. This garden provides a welcome retreat from the hustle and bustle of every-day life, and is the perfect place to entertain or unwind.





Offered with no upward chain, this property presents a rare opportunity to acquire a turnkey home in a desirable location. With its modern amenities, private garden, and convenient ground floor location, this maisonette is sure to attract interest from discerning buyers looking for a stylish and comfortable living space. In conclusion, this property represents a fantastic opportunity to own a modern and well-appointed home that is ready to move into. Whether you're a first-time buyer, downsizer, or investor, this maisonette is a must-see for those seeking a stylish and contemporary living space.

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: Leasehold





- Ground Floor Maisonette
- Recently Fitted Kitchen
- Conservatory
- Modern Shower/Wet Room
- Private Garden
- Modernised Throughout
- No Upward Chain

HALLWAY

LIVING ROOM

13' 9" x 11' 6" (4.19m x 3.51m)

KITCHEN

10' 4" x 9' 10" (3.15m x 3.00m)

BEDROOM ONE

12' 2" x 11' 2" (3.71m x 3.40m)

BEDROOM TWO

10' 6" x 9' 5" (3.20m x 2.87m)

CONSERVATORY

9' 9" x 7' 5" (2.97m x 2.26m)

SHOWER/WET ROOM

7' 1" x 6' 7" (2.16m x 2.01m)

TOTAL SQUARE FOOTAGE

69.0 sq.m (743 sq.ft) approx.

OUTSIDE THE PROPERTY

PRIVATE GARDEN

**ITEMS INCLUDED IN THE SALE**

Lamona integrated oven, Lamona integrated hob, Lamona extractor, fridge/freezer, dishwasher, washing machine, all curtains and blinds, some light fittings, underfloor heating in the bathroom, garden shed, greenhouse and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

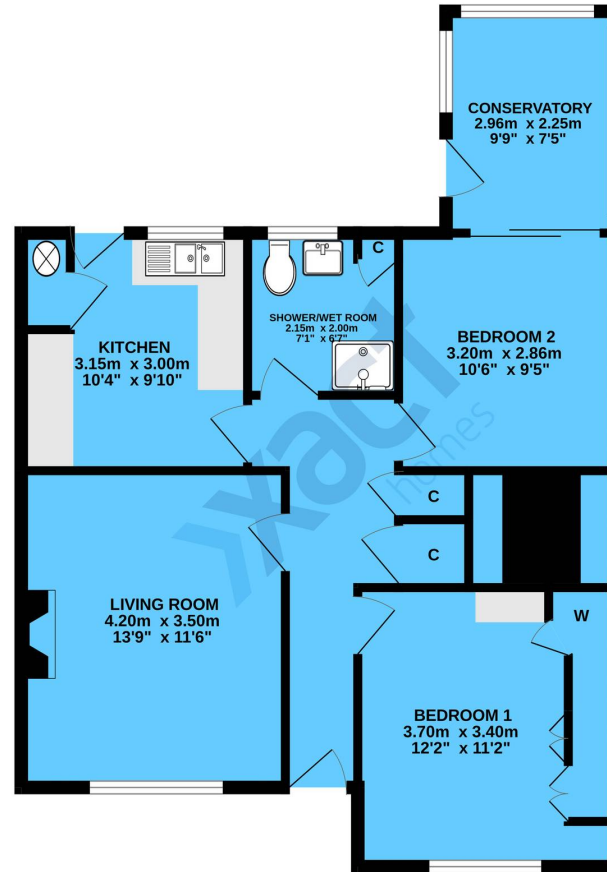
Services - water meter, mains gas, electricity and sewers. Broadband - Utility Warehouse. Service charge - Nil. Ground rent - £125 pa.

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



TOTAL FLOOR AREA : 69.0 sq.m. (743 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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