

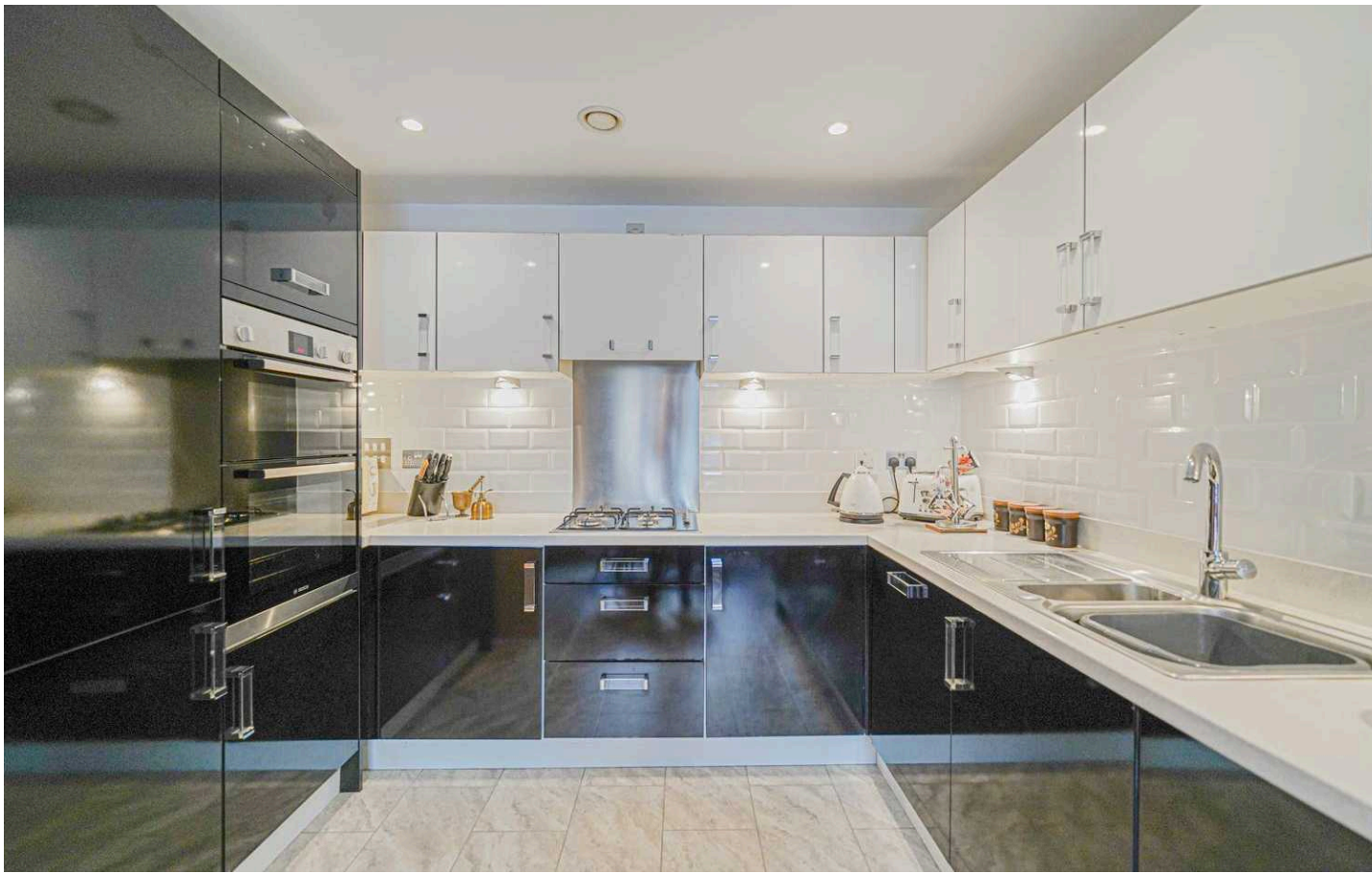


## St. Phillips Grove, Bentley Heath

Guide Price £475,000







## PROPERTY OVERVIEW

We are delighted to present this attractive three bedroom semi-detached property, ideally situated in a quiet and highly desirable cul-de-sac in Bentley Heath. The house boasts a welcoming entrance hallway with ample integrated storage space and a convenient guest toilet. The fitted kitchen/diner is equipped with integrated appliances and provides a perfect space for family meals or entertaining. The spacious living room is flooded with natural light, thanks to the French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living. On the first floor, the principal bedroom features an ensuite shower room, providing a private retreat for the lucky occupant. The third bedroom offers versatility and could easily be used as a home office, meeting the demands of modern living. A family bathroom completes the accommodation on this level. To the rear of the property, you will find a delightful south-facing garden, offering a tranquil space to relax and unwind. At the front, there is driveway with parking for two cars, ensuring convenience for residents and visitors alike.







With its excellent location and attractive features, this outstanding property is sure to appeal to a wide range of discerning buyers. Don't miss out on the opportunity to make this house your new home. Contact us to arrange a viewing today.

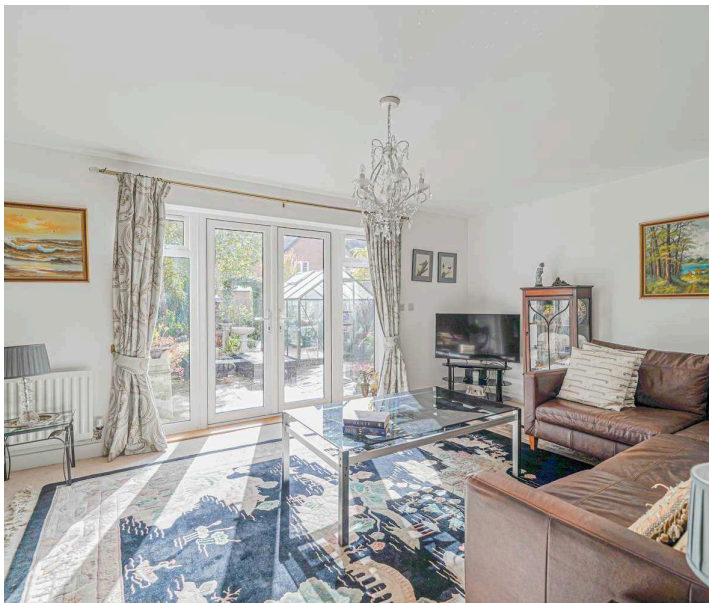
#### PROPERTY LOCATION

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: E

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- No Upward Chain
- Quiet Cul-De-Sac Location
- Fitted Kitchen / Diner
- Principal Bedroom With Ensuite
- South Facing Rear Garden
- Driveway With Ample Parking Space







**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

17' 9" x 12' 6" (5.41m x 3.81m)

**KITCHEN/DINER**

16' 2" x 10' 2" (4.93m x 3.10m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

18' 11" x 8' 10" (5.77m x 2.69m)

**ENSUITE**

**BEDROOM TWO**

10' 3" x 9' 11" (3.12m x 3.02m)

**BEDROOM THREE**

11' 4" x 8' 6" (3.45m x 2.59m)

**BATHROOM**

**TOTAL SQUARE FOOTAGE**

95.8 sq.m (1031 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DELIGHTFUL REAR GARDEN**

### **DRIVEWAY PARKING FOR TWO VEHICLES**

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

Bosch integrated oven with grill, Bosch integrated hob with extractor, Bosch extractor, Bosch fridge/freezer, Bosch dishwasher, washing machine, all carpets, curtains and blinds and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - fibre optic.

### **INFORMATION FOR POTENTIAL BUYERS**

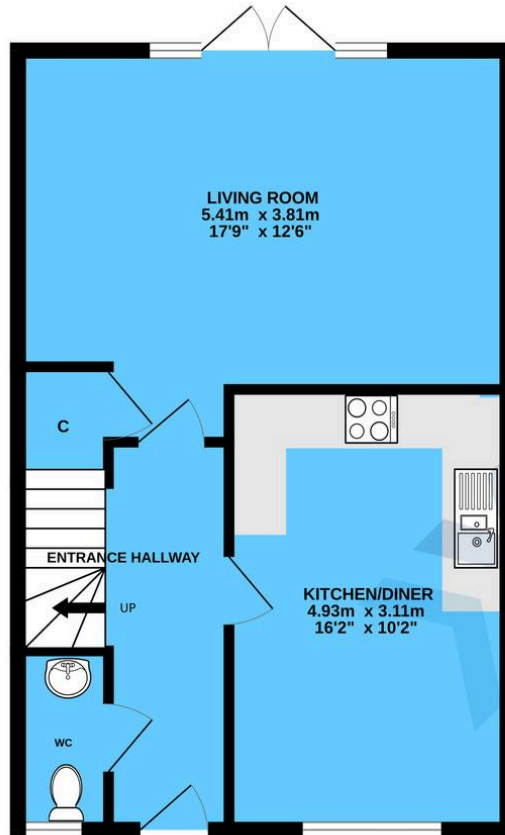
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



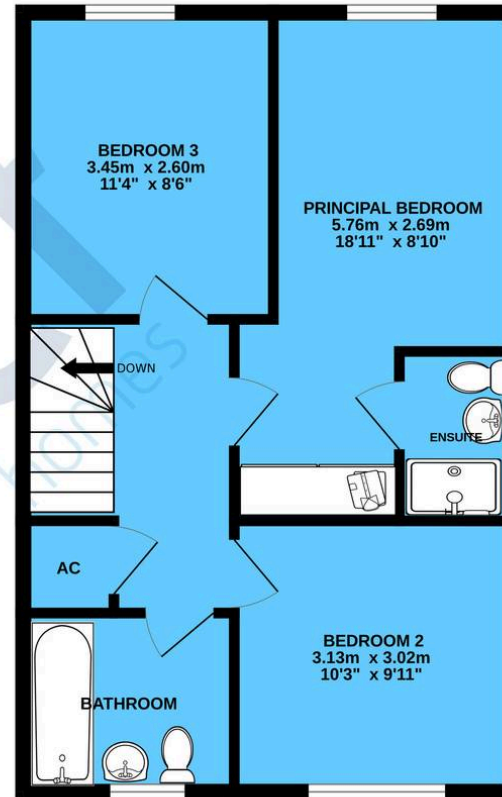




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 95.8 sq.m. (1031 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.

Made with Metropix ©2024

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

