



Milton Road, Bentley Heath

Guide Price £550,000

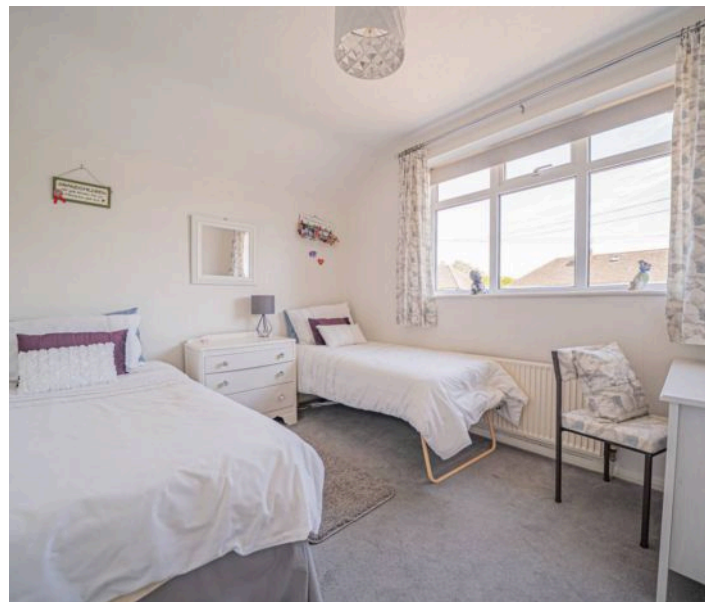




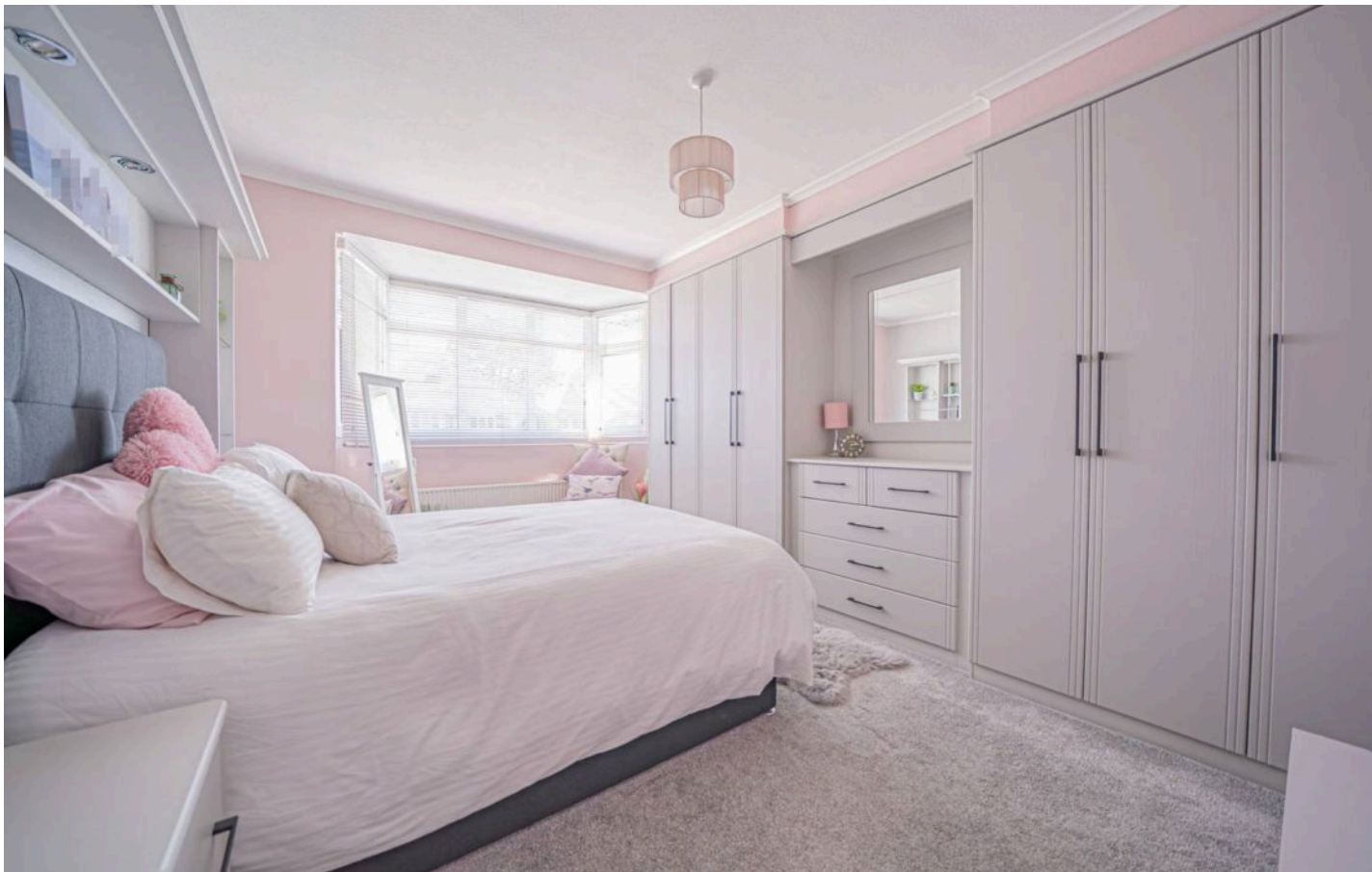
PROPERTY OVERVIEW

Nestled within the sought-after Arden Academy catchment area, this beautifully presented three bedroom semi-detached property offers a blend of traditional charm and contemporary living. Boasting a significant ground floor extension, this home provides a harmonious balance of functional space and modern design.

Upon arrival, the property is set behind a driveway that provides ample parking, complemented by a garage, offering additional storage space. The ground floor is accessed through an inviting entrance hallway, leading to a guest cloakroom for added convenience. To the front of the property, a well-appointed sitting room welcomes natural light, while to the rear, the extension reveals a stunning open-plan kitchen, dining, and family room. This impressive space serves as the heart of the home, ideal for both relaxing and entertaining, and features contemporary fixtures and fittings.



Ascending to the first floor, three bedrooms await, each offering a peaceful retreat. The family bathroom has been tastefully updated, providing a modern sanctuary for residents. The west-facing landscaped rear garden offers a private outdoor haven, perfect for al fresco dining or simply unwinding amidst nature.



This property invites internal inspection to fully appreciate its quality craftsmanship and thoughtful layout. The combination of traditional features and contemporary amenities creates a warm and inviting atmosphere throughout, making it the ideal setting for modern family living.

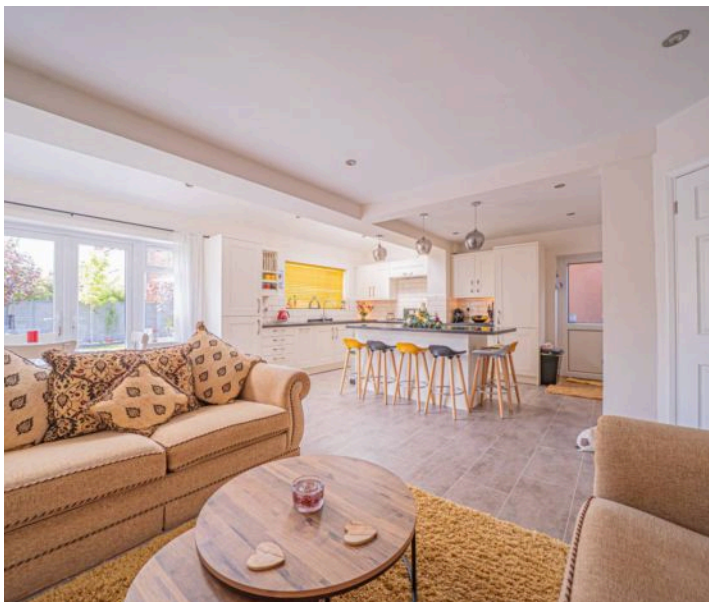
In conclusion, this superb semi-detached property not only offers generous living spaces but also benefits from its prime location within the Arden Academy catchment area. Conveniently situated and beautifully presented, this home is the epitome of comfort and style, defining a modern lifestyle in a charming traditional setting.

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





- Beautifully Presented Three Bedroom Semi Detached Property
- Significantly Extended To Ground Floor To Include A Stunning Open Plan Kitchen / Dining And Family Room
- Set Behind Driveway Providing Ample Parking With Garage
- Ground Floor Accessed Via Entrance Hallway With Guest Cloakroom, Sitting Room To Front Elevation And Extended Kitchen To Rear
- Three Bedrooms To First Floor With Updated Family Bathroom
- Westerly Facing Landscaped Rear Garden
- Internal Inspection Highly Recommended To Fully Appreciate This Superb Traditional Semi Detached Property
- Arden Academy Catchment Area



ENTRANCE HALLWAY

WC

SITTING ROOM

12' 10" x 10' 6" (3.90m x 3.20m)

KITCHEN / DINING / FAMILY ROOM

22' 0" x 17' 5" (6.70m x 5.30m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 9" x 11' 0" (4.20m x 3.35m)

BEDROOM TWO

13' 0" x 10' 6" (3.95m x 3.20m)

BEDROOM THREE

10' 8" x 8' 10" (3.25m x 2.70m)

BATHROOM

8' 4" x 4' 11" (2.55m x 1.50m)

WC

TOTAL SQUARE FOOTAGE

115.2 sq.m (1240 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

9' 2" x 7' 7" (2.80m x 2.30m)

STORE

DRIVEWAY PARKING

WESTERLY FACING LANDSCAPED GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – partially boarded.

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.

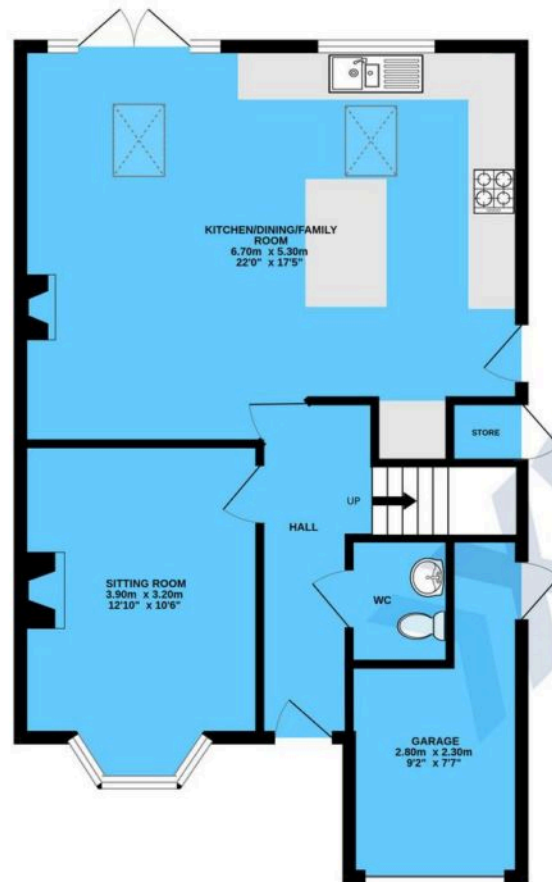
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

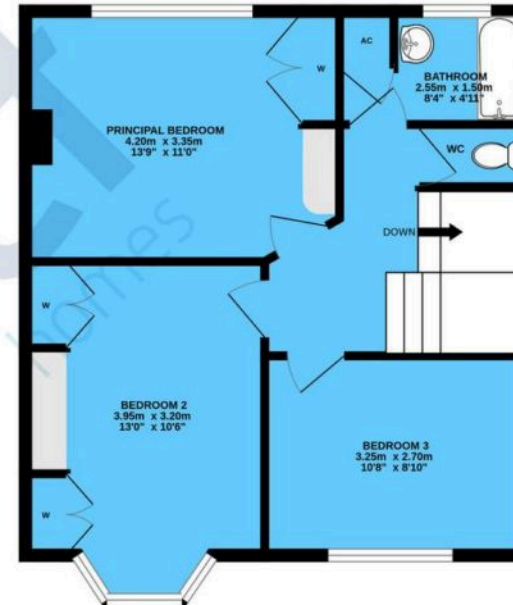
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 115.2 sq.m. (1240 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

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