



# Milton Road, Bentley Heath

Guide Price £415,000







## PROPERTY OVERVIEW

Presenting a traditional three-bedroom semi-detached house in need of modernisation. Situated behind a substantial block-paved driveway with a single garage, this property exudes potential.

Entering via a well-proportioned hallway, you are greeted by a spacious dual-aspect lounge/diner, a fully fitted kitchen, and a versatile study room at the rear.

Upstairs, this home boasts two generous double rooms and a single bedroom, all complemented by a family bathroom and a separate WC. The rear of the property features a well-proportioned garden, mainly laid to lawn and enhanced by a charming patio area.

Given its prime location, this property is offered to the market with the added advantage of no upward chain. Its ideal positioning makes it perfect for families, being conveniently placed for local schools and nestled within the prestigious Arden Academy catchment area. This property is a blank canvas waiting to be transformed into a dream home, offering ample space and scope for personalisation.

With its classic layout and potential for modern upgrades, this residence presents an excellent opportunity for those seeking a property to put their stamp on.





Don't miss out on the chance to make this property your own and create a home tailored to your tastes and needs. Take advantage of this rare opportunity to breathe new life into a traditional house in a sought-after location. Contact us today to arrange a viewing and discover the potential that awaits within this charming semi-detached property.

#### 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

- Traditional Three Bedroom Semi-Detached House In Need Of Modernisation
- The Property Is Set Behind A Large Block Paved Driveway Which Is Supported By A Single Garage
- A Large Dual Aspect Lounge/Diner, Fully Fitted Kitchen & A Versatile Study Room To The Rear
- Upstairs Two Large Double Rooms & A Single Bedroom All Of Which Are Serviced By A Family Bathroom & Separate WC
- To The Rear Of The Property Is A Well Proportioned Garden Which Is Mainly Laid With Lawn & Benefits From A Patio Area
- Offered To The Market With The Benefit Of No Upward Chain
- Ideally Located For Local Schools & Set Within The Prestigious Arden Academy Catchment Area







**HALLWAY**

**LOUNGE/DINER**

15' 8" x 22' 8" (4.77m x 6.91m)

**KITCHEN**

8' 5" x 7' 9" (2.57m x 2.37m)

**STUDY**

6' 6" x 8' 8" (1.99m x 2.64m)

**INTEGRAL GARAGE**

**FIRST FLOOR**

**BEDROOM ONE**

10' 8" x 11' 0" (3.25m x 3.35m)

**BEDROOM TWO**

10' 7" x 9' 6" (3.22m x 2.89m)

**BEDROOM THREE**

7' 10" x 7' 5" (2.38m x 2.25m)

**BATHROOM**

4' 9" x 7' 9" (1.46m x 2.37m)

**SEPARATE WC**

**TOTAL SQUARE FOOTAGE**

99.0 sq.m (1068 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**WELL PROPORTIONED GARDEN WITH CHARMING PATIO AREA**





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

Garden room.

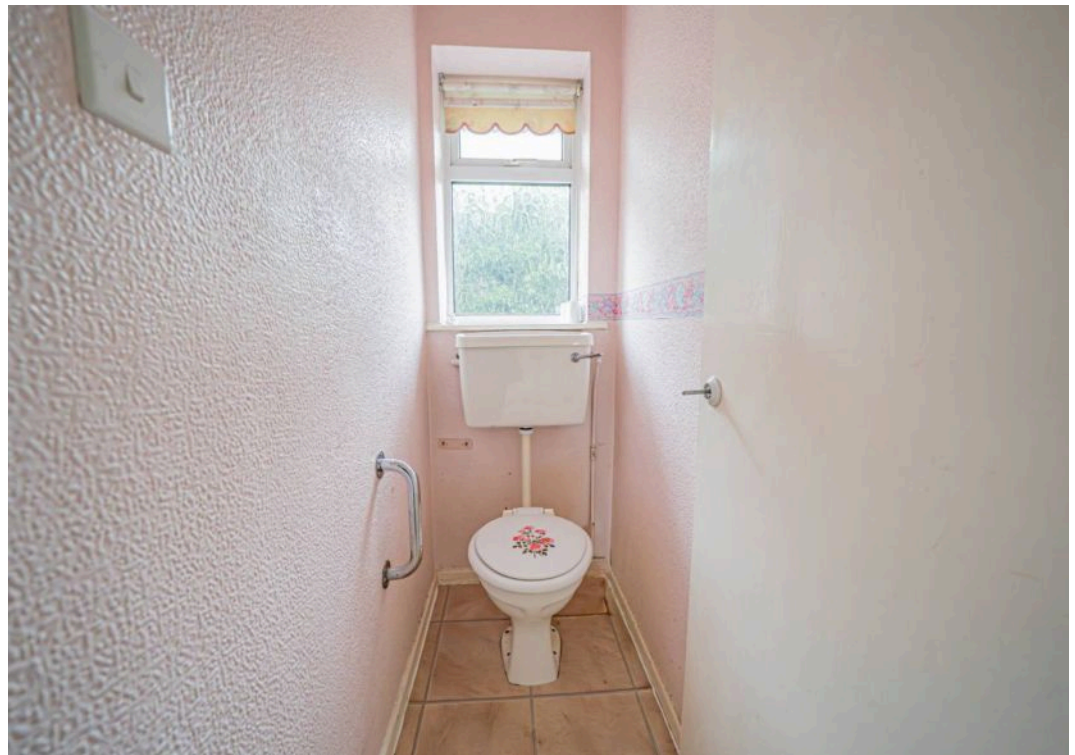
#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

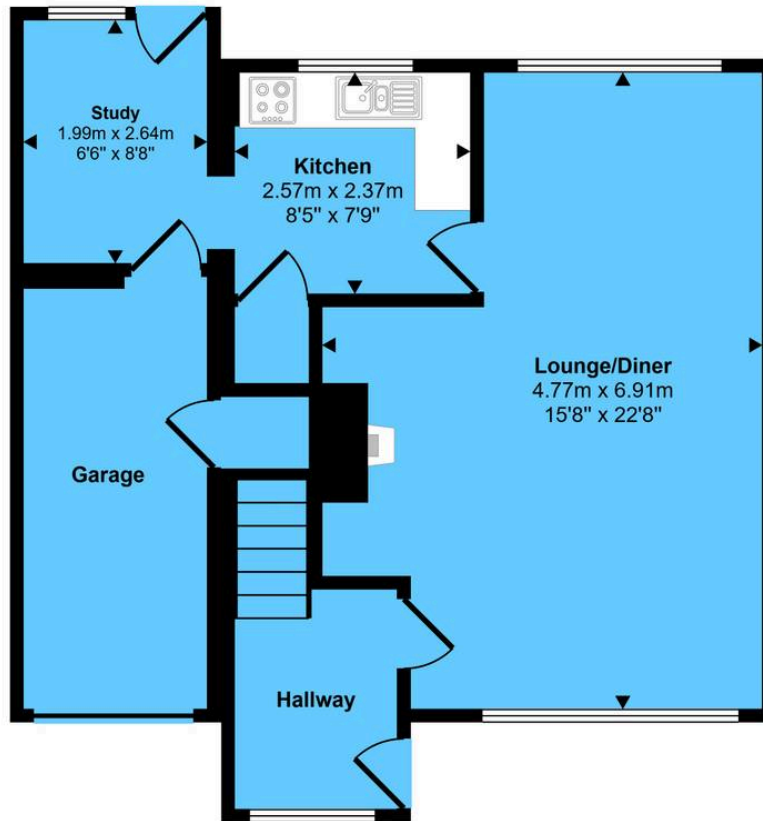
#### **INFORMATION FOR POTENTIAL BUYERS**

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.

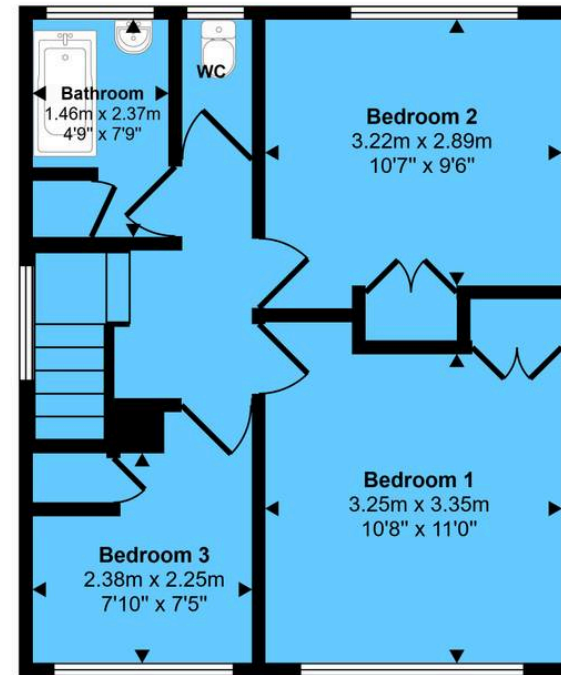




Approx Gross Internal Area  
99 sq m / 1068 sq ft



Ground Floor  
Approx 59 sq m / 638 sq ft



First Floor  
Approx 40 sq m / 429 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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