



Widney Road, Bentley Heath

Guide Price £675,000





PROPERTY OVERVIEW

This impressive three-bedroom, one-bathroom detached house is set on a generous corner plot and offers excellent potential for substantial extension, subject to the necessary planning permissions. Approached via a large block paved and tarmac driveway, the property also benefits from a full single garage, providing ample parking and storage options. Upon entering the home, you are welcomed by a spacious entrance hallway that leads to a versatile arrangement of three reception rooms. To the front of the property, there is a snug and a separate study, ideal for those seeking a quiet space for relaxation or home working. The heart of the home is a large dual aspect lounge/diner, enhanced by a feature fireplace, which provides an inviting setting for both family gatherings and more formal entertaining. The extended breakfast kitchen, situated at the rear, is complemented by downstairs WC, ensuring day-to-day living is both comfortable and convenient. Ascending to the first floor, you will find three well-proportioned double bedrooms, each offering generous accommodation and flexibility for family life or guests. These bedrooms are serviced by a spacious, extended bathroom that features both a separate walk-in shower and a bath, catering to all preferences and needs.



The property is offered to the market with the significant advantage of no upward chain, streamlining the purchasing process for prospective buyers. Located within walking distance of Dorridge Station and the wide range of amenities that Dorridge has to offer, this home combines a peaceful residential setting with outstanding local convenience. With its substantial plot size, flexible living spaces, and scope for further enhancement, this property represents a rare opportunity for discerning buyers seeking a long-term family home in a highly sought-after area. Early viewing is highly recommended to fully appreciate the scale, layout, and potential of this exceptional detached residence.

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, One Bathroom Detached House Set On A Large Corner Plot
- Potential For Substantial Extension Subject To The Necessary Planning Permissions
- Set Behind A Large Block Paved & Tarmac Driveway Which Is Supported By A Full Single Garage
- Three Reception Rooms, A Sun & Separate Study To The Front & A Large Dual Aspect Lounge/Diner With Feature Fireplace & Conservatory
- Located To The Rear Is A Extended Breakfast Kitchen
- Located To The First Floor Are Three Well Proportioned Double Bedrooms Which Are Serviced By A Large Extended Bathroom With Separate Walk In Shower & Bath
- To The Rear Of The Property Is A Large Wrap Around South Facing Garden
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge has To Offer

ENTRANCE HALLWAY

STUDY

7' 2" x 8' 4" (2.19m x 2.53m)

SNUG

7' 2" x 9' 2" (2.19m x 2.79m)

LIVING AREA

11' 1" x 14' 8" (3.39m x 4.48m)

DINING AREA

10' 2" x 12' 10" (3.10m x 3.91m)

CONSERVATORY

18' 3" x 9' 8" (5.57m x 2.94m)

BREAKFAST KITCHEN

14' 7" x 8' 9" (4.45m x 2.67m)

WC



FIRST FLOOR

BEDROOM ONE

11' 0" x 15' 4" (3.36m x 4.68m)

BEDROOM TWO

11' 3" x 12' 5" (3.42m x 3.78m)

BEDROOM THREE

9' 7" x 8' 4" (2.91m x 2.53m)

BATHROOM

13' 6" x 10' 0" (4.11m x 3.04m)

OUTSIDE THE PROPERTY

GARAGE

9' 4" x 16' 9" (2.85m x 5.11m)

TOTAL SQUARE FOOTAGE

150.0 sq.m (1616 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WRAP AROUND GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, garden shed, all carpets, curtains and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - part 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.

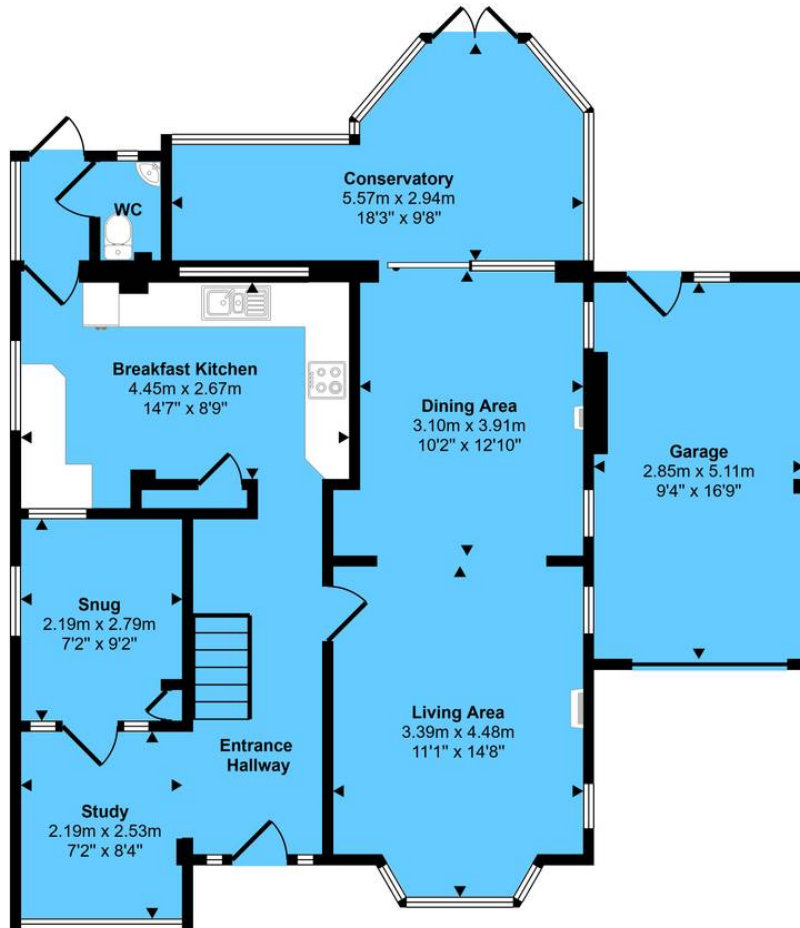
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

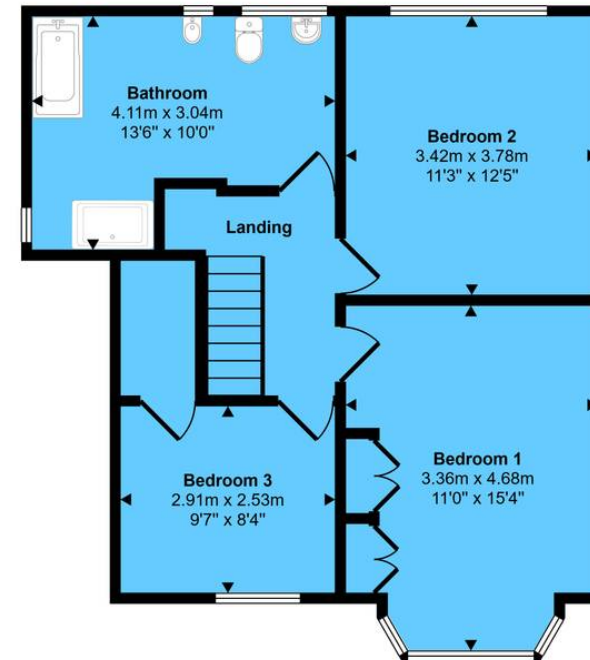
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
150 sq m / 1616 sq ft



Ground Floor
Approx 95 sq m / 1022 sq ft



First Floor
Approx 55 sq m / 595 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.

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