



**92 Widney Road, B93 9BN**

Sale Price £400,000



**Love  
Property Co.**

# 92 Widney Road, Bentley Heath, Solihull, B93 9BN

Tenure - Freehold  
EPC Rating - E  
Council Tax Band - D

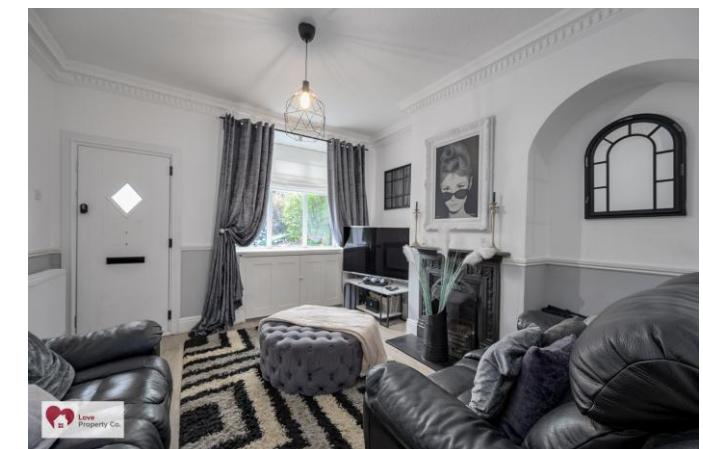
Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this good size 844.3 sq. feet (78.4 sq. metres) renovated throughout three storey 9loft conversion) three-bedroom mid-terraced home. B93 post code within a prime residential location close to amenities within Bentley Heath and walking distance to Knowle High Street, Dorridge Village and Dorridge train station, nearby Solihull Town Centre and with M42 motorway link by and within HS2, Birmingham International Airport and NEC.

The property offers the perfect opportunity for first time buyers, downsizers and investors and benefits from double glazing, gas central heating, separate lounge and dining rooms, modern kitchen with integrated appliances, first floor landing, having two bedrooms (Double and single), stairs leading to the second floor (loft conversion) master bedroom with built in wardrobes/storage in the eaves with a good sized private rear garden and terraced area.

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.

## 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, Birmingham Airport, Nec and HS2.



## PROPERTY MEASUREMENTS:

### LOUNGE

12' 0" X 11' 10" (3.65m x 3.61m)

### DINING ROOM

12' 0" X 11' 10" (3.66m x 3.61m)

### KITCHEN

18' 8" X 5' 1" (5.70m x 1.54m)

### BEDROOM ONE

12' 0" X 11' 10" (3.65m x 3.61m)

### BEDROOM TWO

12' 0" X 5' 11" (3.66m x 1.80m)

### BEDROOM THREE (LOFT CONVERSION)

15' 3" X 9' 2" (4.64m x 2.79m)

### FAMILY BATHROOM

6' 1" X 5' 7" (1.86m x 1.71m)

### TOTAL SQUARE FOOTAGE (Approx.)

844.3 sq. Feet (78.4 sq. metres)

### 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.



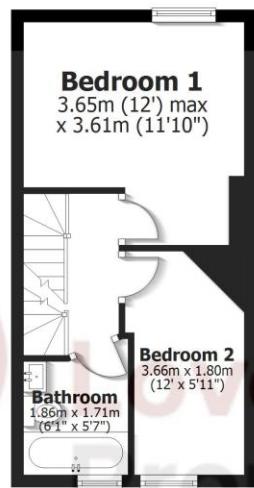
### Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



### First Floor

Approx. 26.8 sq. metres (287.9 sq. feet)



### Second Floor

Approx. 16.8 sq. metres (180.3 sq. feet)



Total area: approx. 78.4 sq. metres (844.3 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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