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## 22 Newlands Road

Bentley Heath, B938AU  
Offers in the Region of £485,000

Situated in the sought-after area of Bentley Heath, Solihull, this well-presented and extended mid-terraced house offers a delightful blend of modern living and comfort. This property is an exceptional opportunity for those seeking a family home in a desirable location, combining modern amenities with a warm and inviting atmosphere.

### FEATURES

- Extended Mid Terrace Property
- Lounge with Bay Window to Front Elevation
- Stunning Open Plan Kitchen/Dining/Family Room
- Utility Room with Ground Floor W.C.
- Principal Double Bedroom
- Second Double Bedroom & Third Large Single
- Modern Four Piece Family Bathroom
- Private South West Facing Landscaped Rear Garden
- Driveway Parking for Up To Three Vehicles
- Convenient Location



### SCAN FOR MORE INFO

**SIZE** - 1267Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - C  
**BROADBAND** - Upload Max 1000Mbps Download Max 1800Mbps  
**MOBILE** - EE - 82%, O2 - 74%, 3 - 76%, Vodafone - 78%  
**EPC** - C - 78  
**PARKING** - Driveway  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

Are you an investor interested in expanding your portfolio?

Call 01564 777 314 to provide your investment criteria for alerts.



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

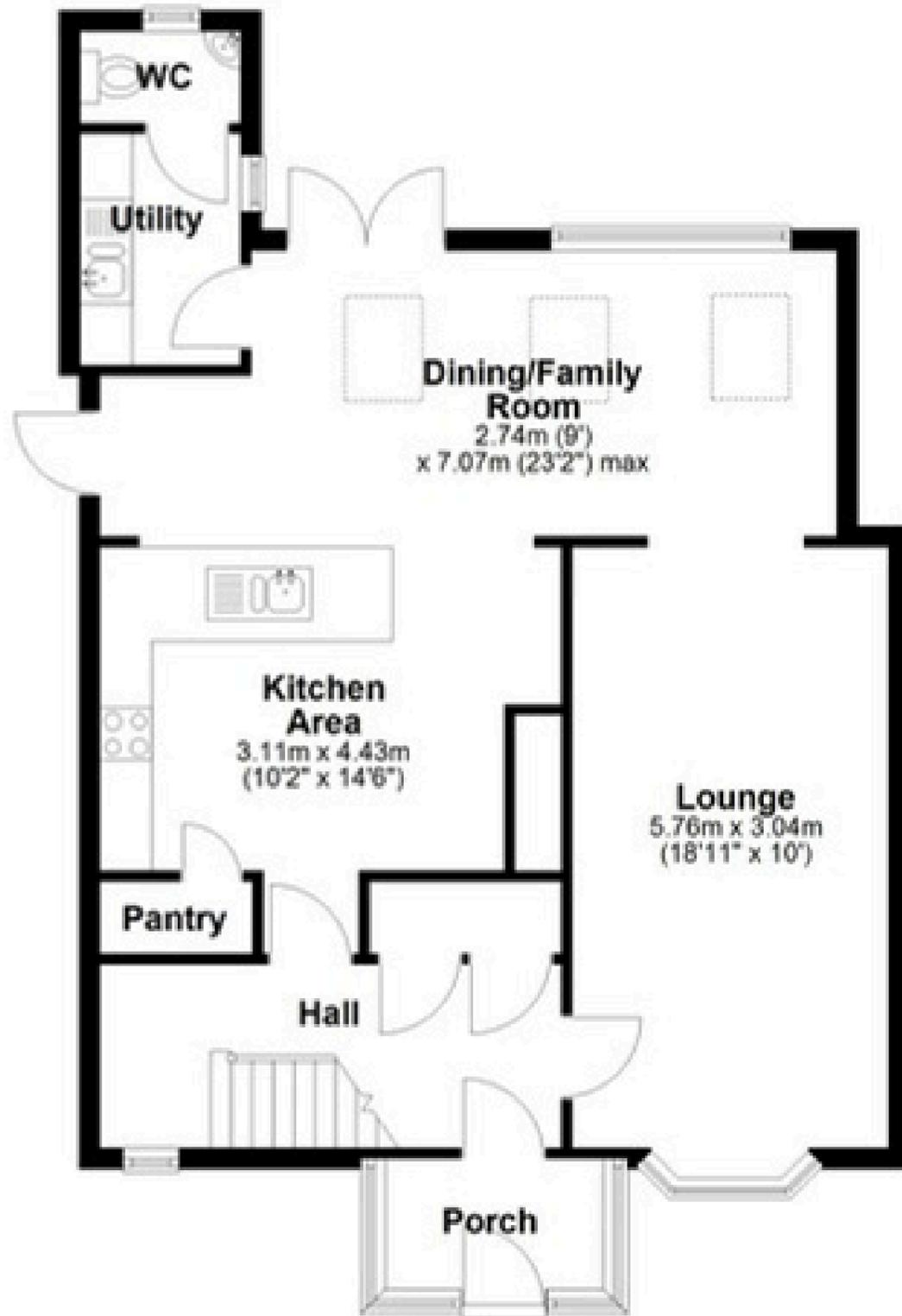
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

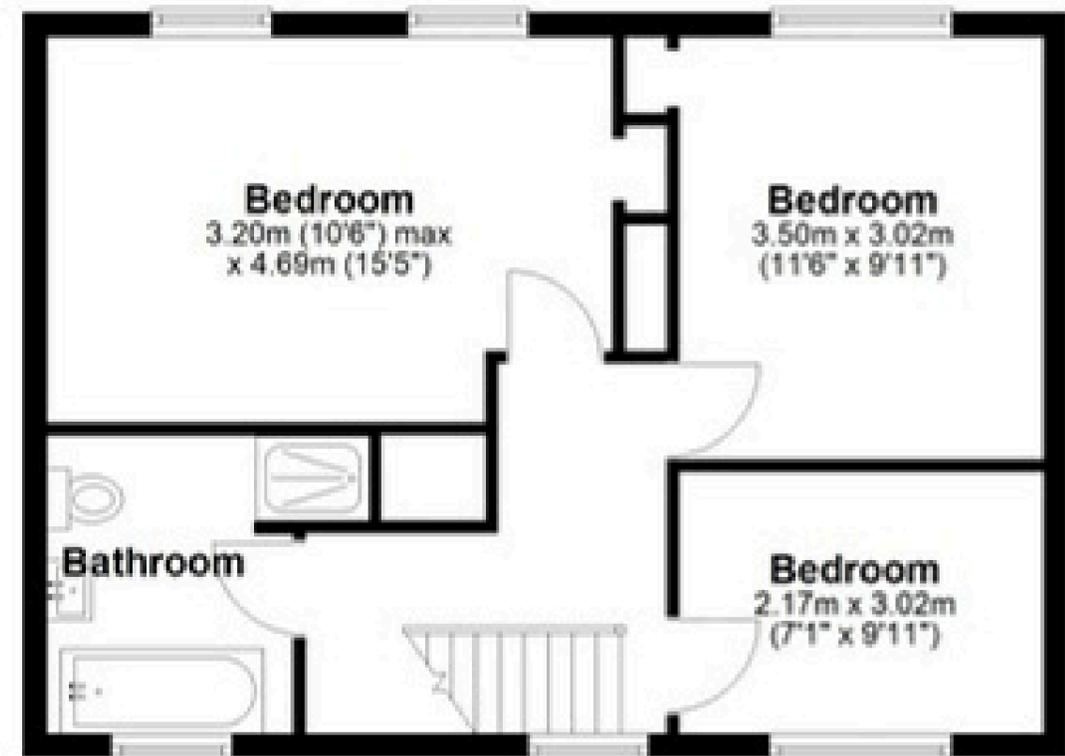
### Ground Floor

Approx. 70.1 sq. metres (754.5 sq. feet)



### First Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



Total area: approx. 117.7 sq. metres (1267.2 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.