Dassett Road

Bentley Heath

Offers Around £325,000

Description

Set in a quiet cul de sac in the most popular and sought after village of Bentley Heath in Solihull, this three bedroom town house is an ideal buy to let or first time purchase.

Ideal for the local village amenities of Knowle, Dorridge and Bently Heath and Solihull Town Centre just a few miles away with the vibrant Touchwood shoppping centre.

Well regarded local schools are within the vicinity including Arden Academy in Knowle, catchment areas are subject to local education authority.

Dorridge railway station is nearby offering trains to Marlebone London and Birmingham City Centre and local buses provide services to the surrounding areas.

An higly desirable location for this three bedroom town house set back from the road via a lawned foregarden leading to a recessed porch with door into the hallway with stairs to the first floor accommodation and doors into the lounge diner and modern kitchen.

On the first floor landing there are doors to three bedrooms, refitted bathroom and separate WC and loft access.

The rear garden has a patio area, lawn, timber shed, fencing to boundaries and gated rear access.

Accommodation

RECESSED PORCH

HALLWAY

LOUNGE AREA
14'7 x 9'9 (4.45m x 2.97m)

DINING AREA
9'5 x 7'3 (2.87m x 2.21m)

MODERN KITCHEN
9'8 x 9'0 (2.95m x 2.74m)

LANDING

BEDROOM 1
13'1 x 8'11 (3.99m x 2.72m)

BEDROOM 2
11'6 x 9'8 max (3.51m x 2.95m max)

BEDROOM 3
9'11 x 7'1 (3.02m x 2.16m)

REFITTED BATHROOM

SEPARATE WC

FRONT & REAR GARDENS

TENURE: We are advised that the property is freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 06/02/2026. Actual service availability at the property or speeds received may be different.

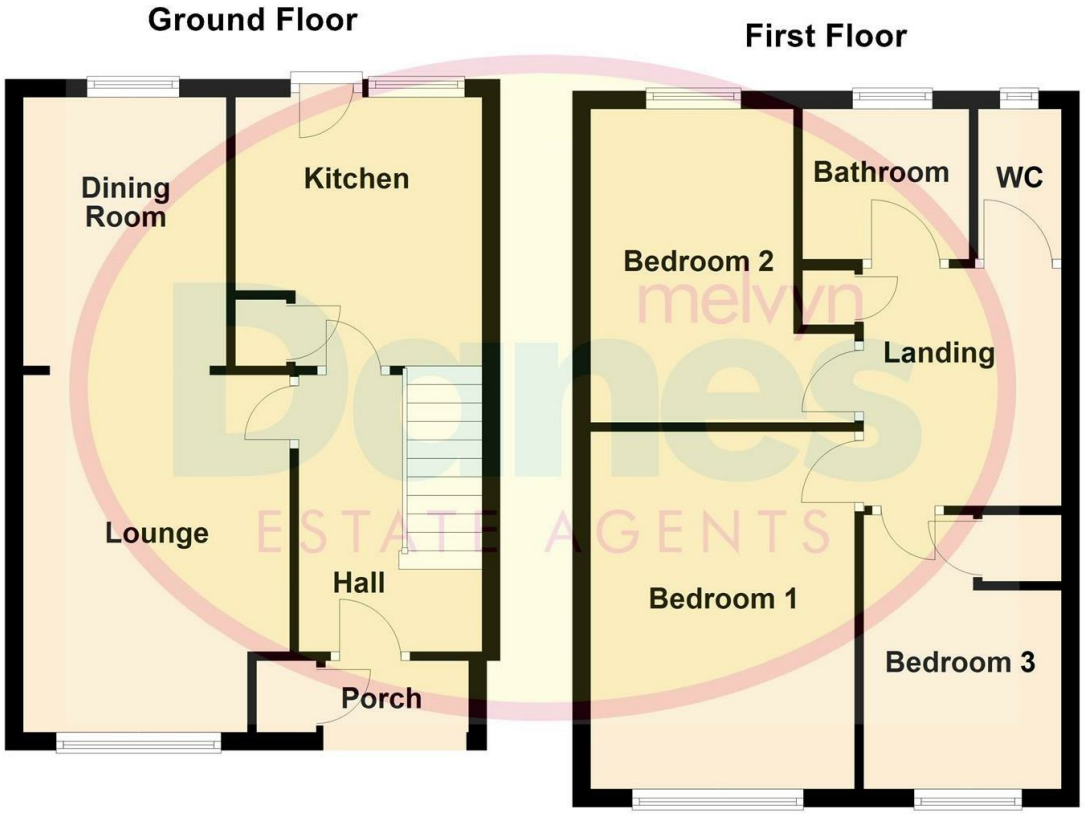
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

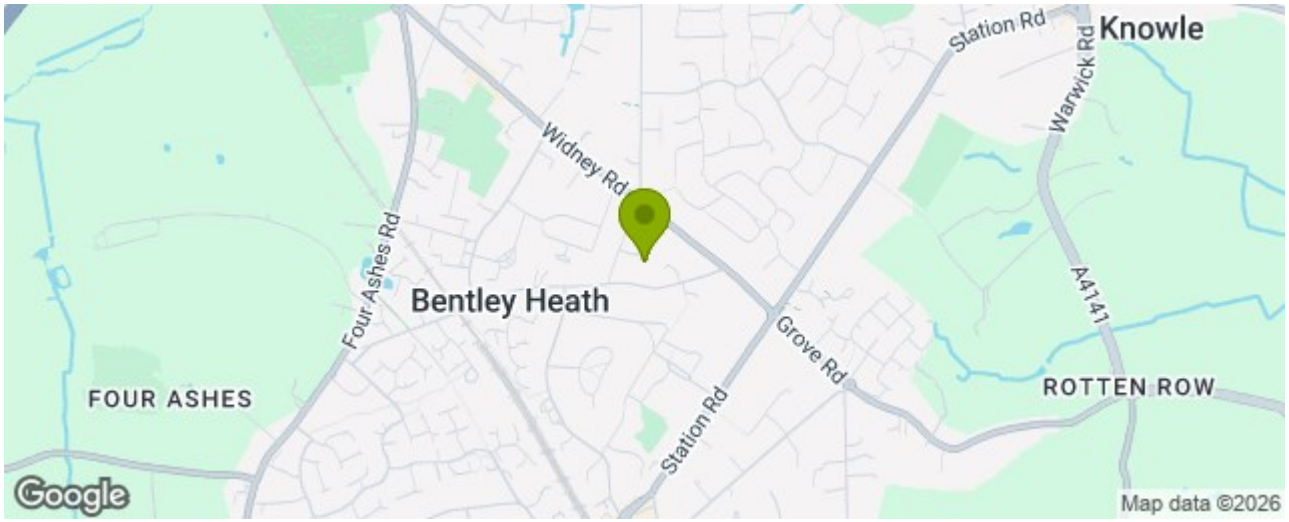
VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

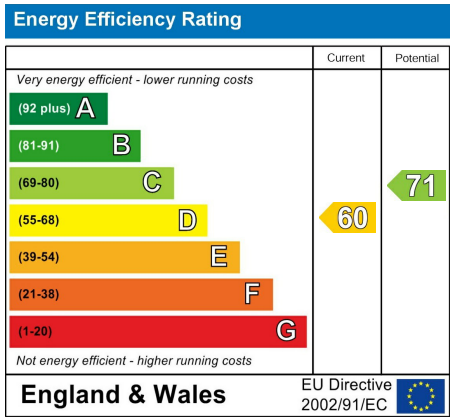
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





48 Dassett Road Bentley Heath Solihull B93 8PE
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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