



Clifford Road, Bentley Heath

Guide Price £375,000



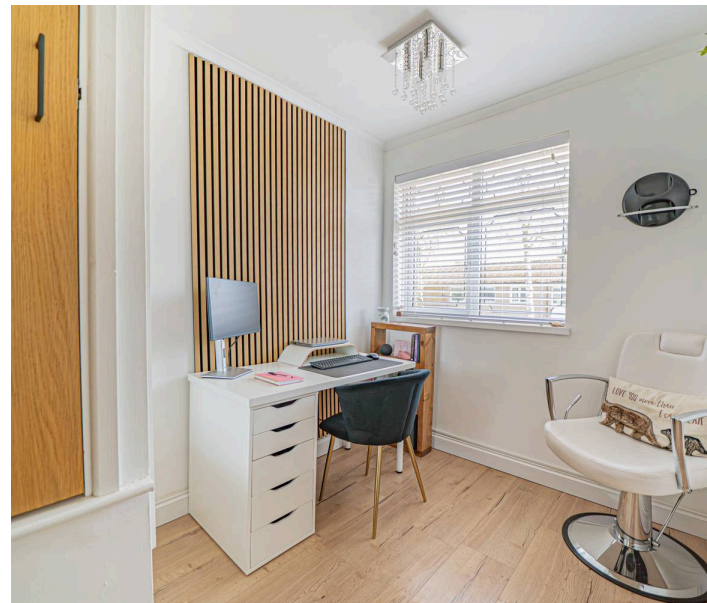
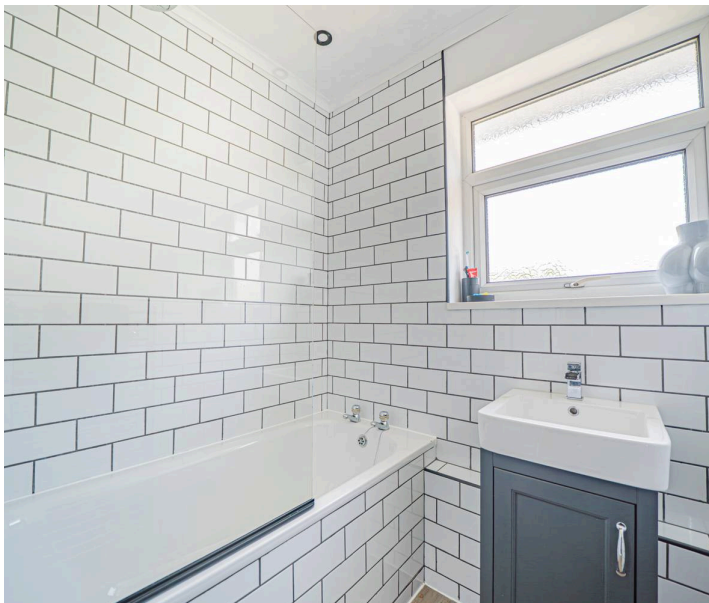


PROPERTY OVERVIEW

This immaculately presented three bedroom end terrace house offers an exceptional opportunity to acquire a stylish and comfortable home within walking distance of Dorridge Station. Set behind a generous gravel driveway, the property provides ample off-road parking and an inviting first impression.

With its prime location, this home is just a short stroll from the vibrant amenities of Dorridge Village, including shops, cafes and restaurants, as well as highly regarded local schools.

Upon entering through the welcoming hallway, you are greeted by a well-proportioned lounge to the front, ideal for relaxing or entertaining guests. The modern kitchen / diner, positioned at the rear, features sleek cabinetry and integrated appliances, making it perfect for family meals or hosting friends.



Upstairs, the first floor boasts three well-proportioned bedrooms, all thoughtfully designed to maximise space and natural light. The bedrooms are serviced by a well-appointed family bathroom and a separate WC, offering convenience for busy households.

The property benefits from double glazing and gas central heating throughout, ensuring comfort and energy efficiency.



To the rear of the property, you will find a delightful west facing garden that provides the perfect setting for outdoor living. Mostly laid to lawn, the garden offers plenty of space for children to play or for adults to unwind at the end of the day. A paved patio area adjacent to the house is ideal for al fresco dining or summer barbecues, while mature borders add a touch of greenery and privacy.

The orientation of the garden ensures that it enjoys plenty of afternoon and evening sunshine, making it a lovely spot for relaxation. Side access leads conveniently from the front of the property to the rear garden, and there is also potential for further landscaping to suit individual tastes.

Whether you are looking for a secure space for family activities or a tranquil retreat to enjoy the outdoors, this well-maintained garden enhances the appeal of the property.

With its combination of attractive outside space and excellent location near transport links and amenities, this home is perfectly suited for families and professionals alike.



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: C

Tenure: Freehold



- Immaculately Presented Three Bedroom End Terrace House Located Walking Distance To Dorridge Station
- Set Behind A Large Gravel Driveway
- The Property Is Accessed Via The Entrance Hallway & The Ground Floor Accommodation Is Comprised Of A Well-Proportioned Lounge To The Front & Modern Kitchen / Diner To The Rear
- To The First Floor Are Three Well-Proportioned Bedrooms, All Of Which Are Serviced By A Well-Appointed Bathroom & Separate WC
- To The Rear Of The Property Is A West Facing Garden, Mostly Laid With Lawn & Benefitting From A Patio Area
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Ideally Located For Local Schools



ENTRANCE HALLWAY

LOUNGE

15' 9" x 10' 2" (4.79m x 3.10m)

KITCHEN / DINER

16' 6" x 9' 7" (5.03m x 2.91m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 8" x 9' 0" (3.85m x 2.74m)

BEDROOM TWO

11' 2" x 7' 5" (3.40m x 2.26m)

BEDROOM THREE

9' 9" x 6' 11" (2.96m x 2.11m)

BATHROOM

5' 4" x 4' 9" (1.63m x 1.46m)

WC

TOTAL SQUARE FOOTAGE

73.0 sq.m (781 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

WESTERLY FACING GARDEN

PAVED PATIO AREA

**ITEMS INCLUDED IN THE SALE**

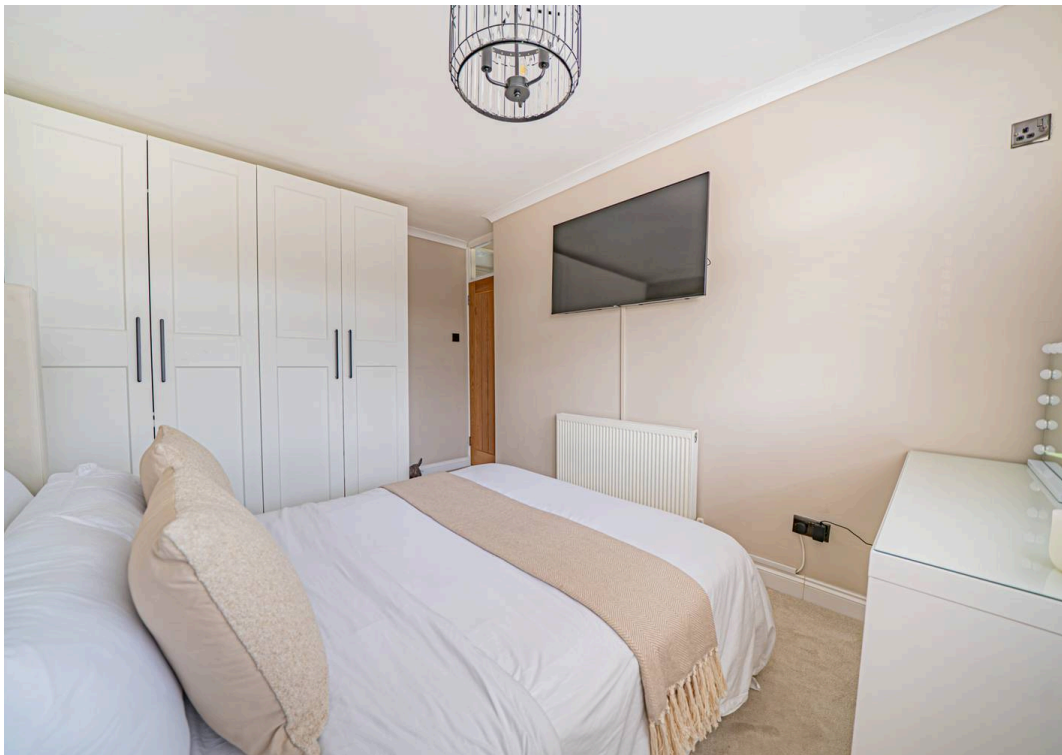
Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, all blinds and garden shed.

ADDITIONAL INFORMATION

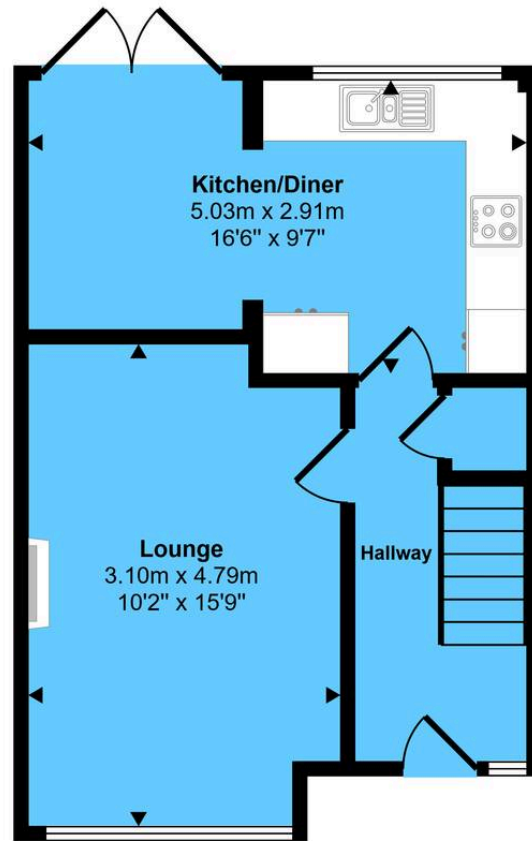
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

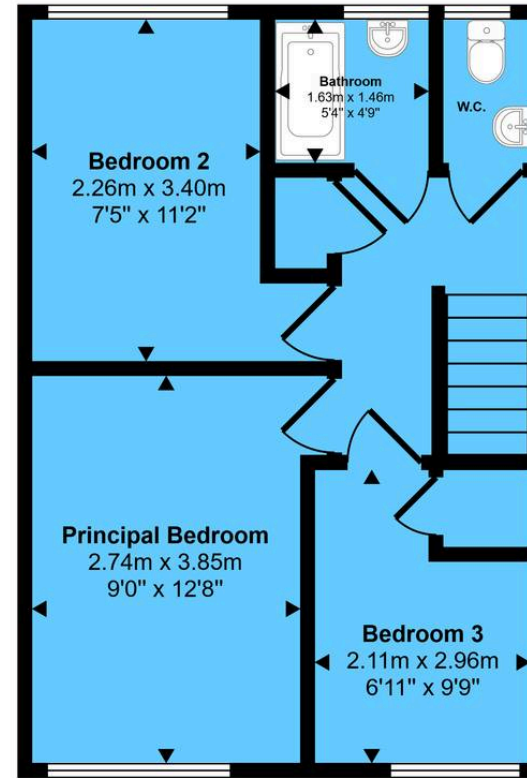
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
73 sq m / 781 sq ft



Ground Floor
Approx 36 sq m / 383 sq ft



First Floor
Approx 37 sq m / 397 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

