



## Milton Road, Bentley Heath

Guide Price £400,000





## PROPERTY OVERVIEW

Located on a quiet road in Bentley Heath is this delightful three bedroom semi-detached property within a short distance of all local amenities and schools. The property is set behind a lawn foregarden and tarmacadam driveway providing parking for multiple vehicles leading to a detached single garage to the side of the property. The ground floor accommodation consists of a spacious open plan living / dining room with ample space for sofa seating and dining table with views of the rear garden, and a fitted kitchen benefiting from an abundance of natural light.

The first floor is made up of three bedrooms, two of which a generously sized doubles both with fitted wardrobes with all bedrooms being serviced via a family bathroom.

Outside the property enjoys an easterly facing rear garden which is mainly laid with lawn including a patio seating area and solar panels on the roof. To view this excellent property call Xact Homes today on 01564 777 284.



- Three Bedroom Semi-Detached Property
- Set On A Quiet Road In Bentley Heath
- Fitted Kitchen
- Living / Dining Room
- Three Bedrooms & Family Bathroom
- Rear Garden With Patio Seating Area
- Detached Garage
- Driveway Parking For Multiple Vehicles



#### 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: D

Tenure: Freehold

#### HALL

#### LIVING/DINING ROOM

22' 8" x 16' 0" (6.90m x 4.87m)

#### KITCHEN

8' 6" x 7' 9" (2.60m x 2.35m)

#### FIRST FLOOR

#### PRINCIPAL BEDROOM

11' 6" x 10' 4" (3.50m x 3.15m)

#### BEDROOM TWO

10' 6" x 10' 4" (3.20m x 3.15m)

#### BEDROOM THREE

8' 6" x 8' 2" (2.60m x 2.50m)

#### BATHROOM

8' 2" x 7' 9" (2.50m x 2.35m)

#### OUTSIDE THE PROPERTY

#### DETACHED GARAGE

14' 7" x 8' 2" (4.45m x 2.50m)

#### TOTAL SQUARE FOOTAGE

88.1 sq.m (948 sq.ft) approx.





#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **REAR GARDEN WITH PATIO SEATING AREA**

#### **ITEMS INCLUDED IN SALE**

Free standing cooker, solar panels, all carpets and curtains, some light fittings and fitted wardrobes in three bedrooms.

#### **ADDITIONAL INFORMATION**

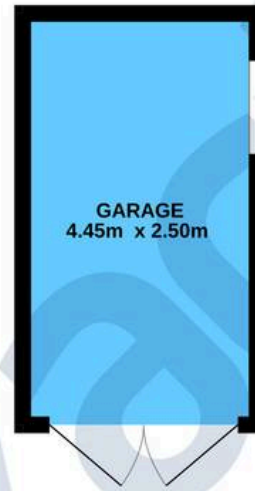
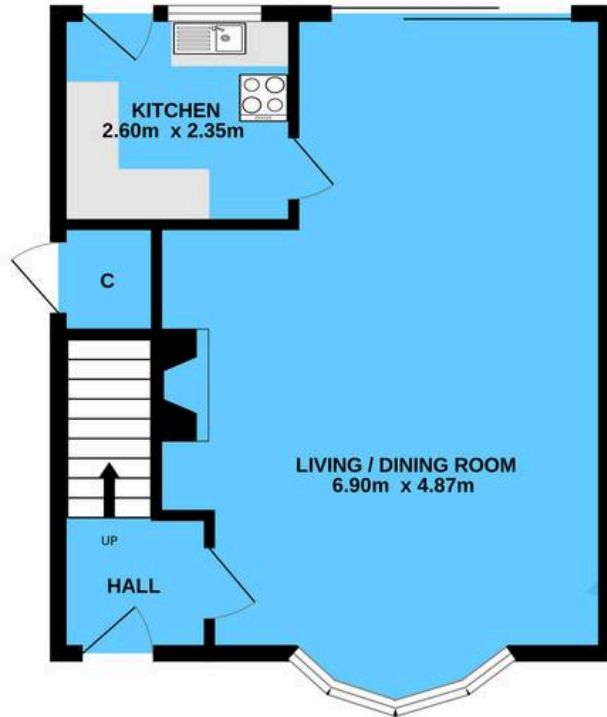
Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire. Loft space - boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

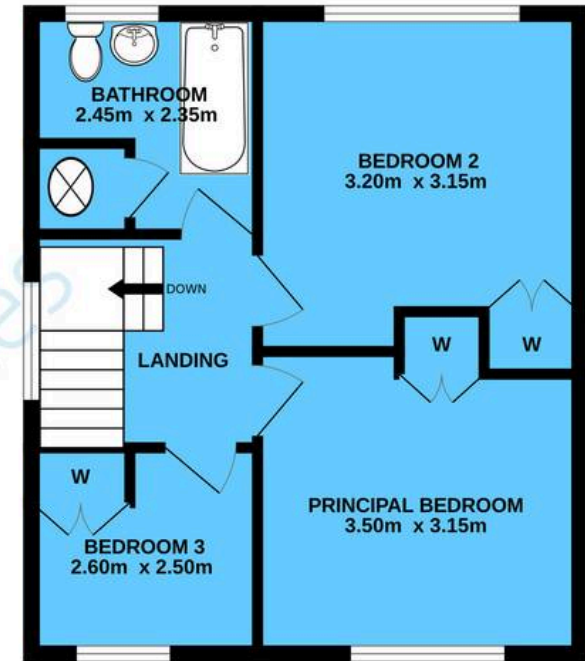
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Xact Homes**

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