



Widney Road, Bentley Heath

Guide Price £475,000





PROPERTY OVERVIEW

Located in the private Ivywood Drive, this charming three-bedroom, two-bathroom detached bungalow for over 55s offers a secluded retreat in a sought-after area off Widney Road. The property exudes a sense of privacy and tranquillity, set behind a block-paved driveway that adds to its allure.

Upon entering, all living areas are conveniently situated off the entrance hallway. A spacious lounge welcomes with French doors leading out to the garden, which is adjacent to a fully fitted kitchen supported by a utility room - ideal for modern living and entertaining.

The living areas are complemented by three generously-sized bedrooms serviced by two bathrooms, one of which is en-suite to the principal bedroom - a luxurious touch that enhances the comfort of the home. Bedroom three also has the potential to be used as a study. The landscaped garden at the rear provides a serene outdoor space perfect for relaxation and alfresco dining.

Adjacent to Bentley Heath Park, residents can enjoy the greenery and peaceful surroundings, blending urban convenience with natural beauty. This prime location offers a perfect balance for those seeking a harmonious lifestyle.





Offered to the market with the benefit of no upward chain, this property presents a rare opportunity to acquire a well-appointed dwelling in a highly desirable setting. Ideal for those looking for a serene sanctuary within easy reach of amenities, this three-bedroom bungalow is sure to captivate discerning buyers looking for a place to call home.

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: E

Tenure: Freehold



- Three Bedroom, Two Bathroom Detached Bungalow For Over 55s Set In The Private Ivywood Drive Located Off Widney Road
- Set Behind A Block Paved Driveway
- All Living Accommodation Is Located Off The Entrance Hallway And Includes A Fully Fitted Kitchen, Utility Room & A Large Lounge With French Doors Into The Garden
- The Property Also Boasts Three Well Proportioned Bedrooms Which Are Serviced By Two Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- Bedroom Three Has The Potential To Be Used As A Study
- To The Rear Of The Property Is A Landscaped Garden
- Located Adjacent To Bentley Heath Park
- Offered To The Market With The Benefit Of No Upward Chain



ENTRANCE PORCH

ENTRANCE HALLWAY

KITCHEN

13' 8" x 10' 4" (4.16m x 3.16m)

UTILITY ROOM

9' 0" x 5' 5" (2.74m x 1.65m)

LOUNGE

15' 3" x 12' 7" (4.66m x 3.84m)

PRINCIPAL BEDROOM

13' 0" x 12' 2" (3.95m x 3.71m)

ENSUITE

9' 0" x 5' 3" (2.74m x 1.60m)

BEDROOM TWO

14' 6" x 9' 0" (4.41m x 2.74m)

BEDROOM THREE / STUDY

9' 6" x 7' 4" (2.89m x 2.23m)

SHOWER ROOM

9' 0" x 4' 11" (2.74m x 1.50m)

TOTAL SQUARE FOOTAGE

77.2 sq.m (831 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge, freezer, dishwasher, all carpets, all curtains, all light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

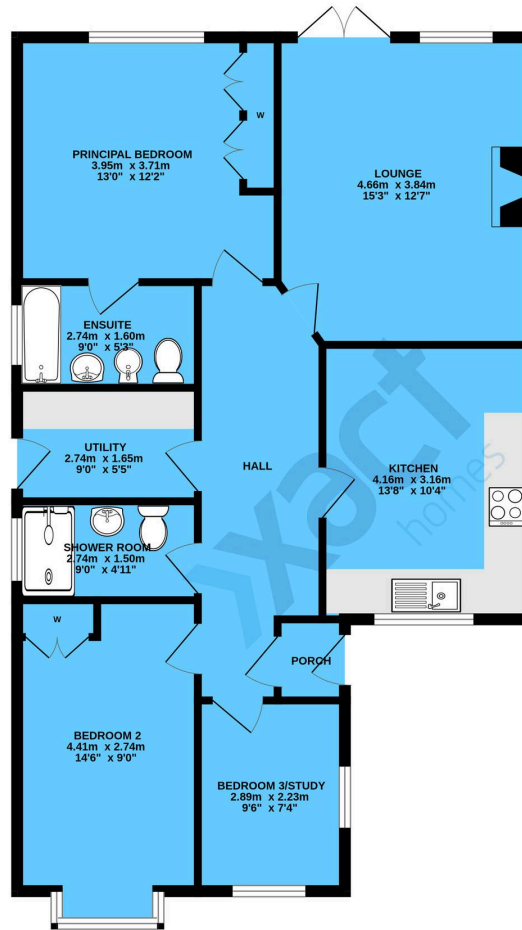
Services – direct mains water, sewers and electricity.
Broadband – FTTC (fibre to the cabinet). Loft – partially boarded.

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



TOTAL FLOOR AREA: 77.2 sq.m. (831 sq.ft.) approx.

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.
Made with Metropix 12/2015

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