

Packwood Close, Bentley Heath

Guide Price £490,000

xact HOMES







PROPERTY OVERVIEW

This significantly extended and beautifully renovated four-bedroom, two-bathroom semi-detached house is located within walking distance of Dorridge Station and close to local parks and Bentley Heath shops and amenities. Set behind a large block-paved driveway (providing ample off-road parking), the property is accessed via a welcoming entrance hallway. To the front, a well-proportioned reception room features a striking fireplace and a large bay window, offering a bright and inviting space for relaxation. To the rear, the expansive open-plan kitchen/living and dining area is the heart of the home, boasting a substantial kitchen island, skylights, and doors opening directly onto the garden. The kitchen is complemented by a useful side passage with downstairs WC and utility, offering additional storage and workspace. Upstairs, the first floor offers three bedrooms serviced by a modern family bathroom, while the second floor provides a further double bedroom with the added benefit of an en-suite shower room. The property is ideally situated within walking distance of Dorridge Village and its wide array of amenities, and is perfectly placed for access to sought-after local schools. The outside space is equally impressive, with a substantial, landscaped rear garden providing an excellent setting for outdoor living and entertaining.







A full-width patio runs across the back of the house, creating a seamless transition from the open-plan living area to the outdoors - perfect for al fresco dining or summer gatherings. The garden is mainly laid to lawn and has well-stocked borders, ensuring year-round interest and privacy. There is ample space for children's play equipment or for keen gardeners to enjoy. The block-paved driveway to the front allows for multiple vehicles, ensuring convenience for family and guests alike. The overall plot offers a wonderful sense of space and seclusion, while remaining within easy reach of Dorridge's vibrant village centre, local parks, and excellent transport links. This property represents an outstanding opportunity to acquire a spacious and stylish family home in one of the area's most desirable locations.

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



- Significantly Extended & Renovated Four Bedroom Two Bathroom Semi-Detached House Located Walking Distance To Dorridge Station
- Set Behind A Large Block Paved Driveway
- A Well Proportioned Reception To The Front With A Feature Fireplace & Bay Window
- Located To The Rear Is A Large Open Plan Kitchen/Living & Dining Area With A Large Kitchen Island & Doors Onto The Garden. The Kitchen Is Supported By A Useful Side Passage, With WC & Utility
- Located To The First Floor Are Three Bedrooms, Which Are Serviced By A Modern Family Bathroom. To The Second Floor Is A Further Double Bedroom Which Has The Benefit Of A En-Suite
- At The Rear Of The Property Is A Well Proportioned Landscaped Garden Which Features A Full Width Patio
- Situated Walking Distance To Dorridge Village & All Of The Amenities Dorridge Village Has To Offer & Close To Local Parks & Bentley Heath Shops & Amenities
- Ideal Location For Local Schools

PORCH

ENTRANCE HALLWAY

RECEPTION ROOM
13' 5" x 11' 9" (4.09m x 3.59m)

KITCHEN/LIVING & DINING AREA
20' 2" x 18' 4" (6.14m x 5.60m)

SIDE PASSAGE

WC

UTILITY

FIRST FLOOR

BEDROOM TWO
11' 11" x 11' 2" (3.62m x 3.40m)

BEDROOM THREE
13' 6" x 8' 11" (4.11m x 2.72m)



BEDROOM FOUR
8' 2" x 6' 6" (2.48m x 1.98m)

BATHROOM
7' 4" x 6' 1" (2.24m x 1.86m)

SECOND FLOOR

BEDROOM ONE
20' 4" x 18' 10" (6.20m x 5.74m)

ENSUITE
7' 11" x 6' 3" (2.41m x 1.90m)

TOTAL SQUARE FOOTAGE
151.9 sq.m (1635 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN WITH FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE
Free standing Range Master cooker, extractor, Lamona microwave, Lamona dishwasher, garden shed, all carpets and blinds and some light fittings.

ADDITIONAL INFORMATION
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).



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.

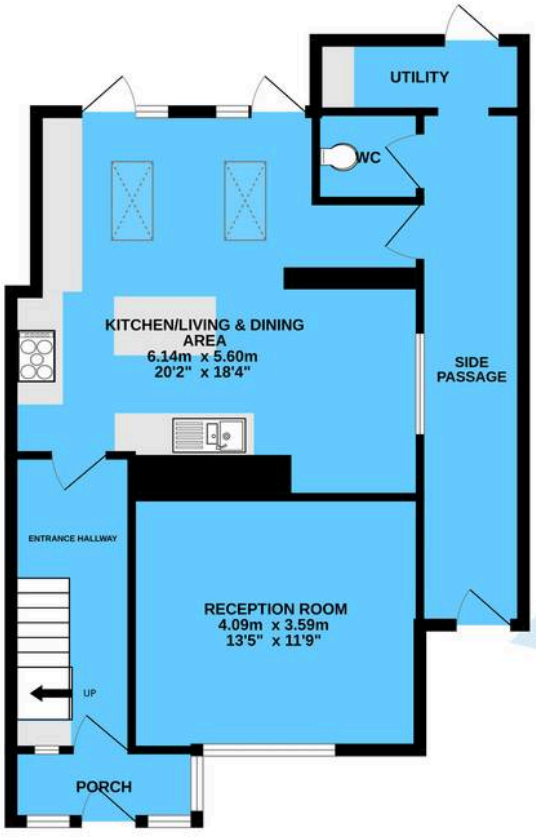




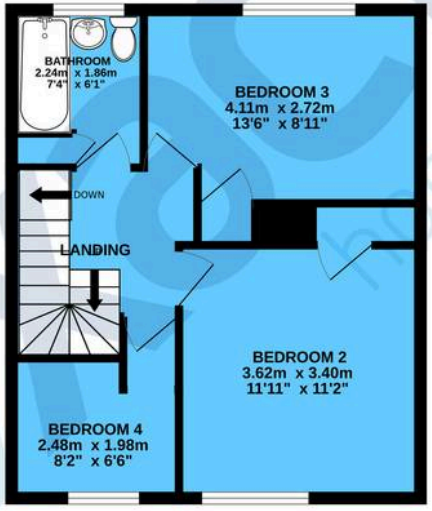




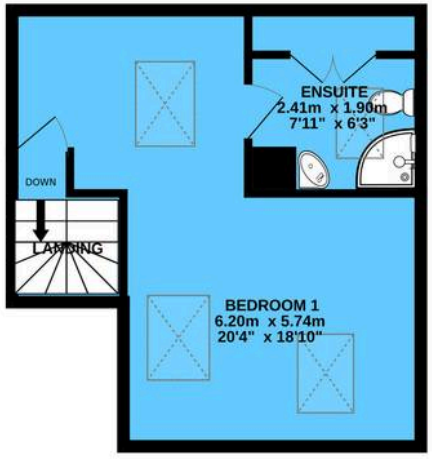
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 151.9 sq.m. (1635 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.
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