£375,000 Freehold
Solihull
Solihull is a popular and thriving residential area which boasts attractive housing of varying styles and sizes, parks and open spaces, leisure and sports facilities and it borders open countryside in which there are sought after villages and attractive walks. Throughout the Borough of Solihull there is an extensive choice of shops, restaurants and public houses, especially in the town centre of Solihull. There are excellent communication links from Solihull, including its railway station which offers commuter services to London and Birmingham as well as local commuter service, the M42 motorway which links the national motorway network and Birmingham International Airport and Railway Station. There are a number of thriving business and retail parks in the Solihull area providing business and shopping opportunities.

Schooling
Solihull MBC is proud of its education standards and facilities at primary, secondary and college levels. Should you wish to verify the catchment area for this property you can contact Solihull Council on 0121 704 6693, visit their web site – www.solihull.gov.uk and look at Online Maps or email admissions@solihull.gov.uk. Solihull Council can also provide information regarding nurseries. There is also a choice of well regarded private schools in the area for all age groups.

Property
Bentley Heath is a small hamlet joining the popular villages of Knowle and Dorridge together. Dorridge boasts a London to Birmingham main line railway station together with a new Sainsbury store and local shops whilst Knowle has more comprehensive shopping facilities together with the extremely popular Arden Secondary School. There are junior and infant schools in Knowle, Dorridge and Bentley Heath as well as a local Roman Catholic junior and infant school in Bentley Heath itself.

There is easy access from the property to the A41 Warwick Road in Knowle which will link you to the M42 motorway which forms the hub of the national motorway network.

The town centre of Solihull is approximately four miles from the property where more comprehensive facilities and business premises will be found.

An excellent location therefore for this 1950’s built traditional style semi-detached house which stands back from the road behind a tarmac driveway with shingle parking area. It presents a two storey elevation of brickwork with two storey tile hung bay.
**19 Hurst Green Road, Bentley Heath, Solihull B93 8AF**

**ARCHED ENCLOSED PORCH**
UPVC sealed unit double glazed door and side windows, further glazed door with side windows to

**HALLWAY**
Staircase leading to upper floor, central heating radiator, door to

**FITTED GUEST CLOAKROOM**
Close coupled WC, wash hand basin with tiled splashback, wall mounted extractor fan.

**LOUNGE** 14’10” into bay x 11’5” (4.52m into bay x 3.48m)
UPVC sealed unit double glazed bay window to front, mahogany fire surround with imitation marble effect hearth and back suitable for an electric fire, double central heating radiator, coving to ceiling, wide archway through to

**DINING ROOM** 12’7” x 10’6” min (3.84m x 3.2m min)
Door to hall, white UPVC sealed unit double glazed patio window leading out and overlooking rear garden, central heating radiator.

**EXTENDED BREAKFAST KITCHEN** 17’0” max x 9’6” max (5.18m max x 2.9m max)
Twin UPVC sealed unit double glazed windows overlooking rear garden, range of modern white floor and wall storage cupboards and drawers, matching wall cupboards with glazed display doors, wood block effect work surface with single drainer stainless steel sink, complementary tiling to walls, Potterton Kingfisher floor mounted gas fired central heating boiler with programmer over, door to

**UTILITY ROOM** 10’3” max x 5’11” max / 2’11” min (3.12m max x 1.8m max / 0.89m min)
Doors to front and rear, floor storage cupboards with plumbing under for automatic washing machine, matching wall cupboard, window overlooking rear garden.

The first floor is approached from the hall via a staircase to landing with window to side, airing cupboard with insulated copper cylinder and immersion heater, hatch to spacious loft area, doors to three bedrooms and bathroom.

**BEDROOM ONE** 15’8” max into bay x 11’5” (4.78m max into bay x 3.48m)
UPVC sealed unit double glazed window to front, double central heating radiator, coving to ceiling.

**BEDROOM TWO** 12’8” x 11’5” (3.86m x 3.48m)
UPVC sealed unit double glazed window to rear, central heating radiator, built in white fronted wardrobes with central dressing table with mirror and light over.

**BEDROOM THREE** 9’9” x 8’3” (2.97m x 2.51m)
UPVC sealed unit double glazed window to front, central heating radiator, sloping ceiling, door to

**BOX ROOM** 6’6” x 3’6” (1.98m x 1.07m)
Under eaves storage.

**BATHROOM**
White suite of panelled bath with Gainsborough electric shower and folding screen over, pedestal wash hand basin, close coupled WC, mosaic tiling to walls, four down lighting points, two obscure UPVC sealed unit double glazed windows to rear.

**OUTSIDE**
GARAGE
Up and over door to front, light and power points, gas and electricity meters.

The rear garden is a true delight and has an attractive depth of approximately 55 feet and widens along the left hand boundary. It is laid out with paving, lawn, pathway, greenhouse and timber shed. The rear boundary is formed by a dense and mature hedge.
19 Hurst Green Road, Bentley Heath, Solihull B93 8AF

Ground Floor
Approx. 70.3 sq. metres (756.4 sq. feet)

First Floor
Approx. 50.7 sq. metres (545.6 sq. feet)

Total area: approx. 121.0 sq. metres (1302.1 sq. feet)

Viewing:
By appointment with Melvyn Danes on 0121 711 1712

Location: Leaving the town centre of Solihull via Church Hill Road take the first exit at the traffic island, a continuation of Church Hill Road and into Widney Manor Road. At the traffic island turn left into Widney Road passing the shops on the left take the first turning on the right into Milton Road and right into Hurst Green Road where the property will be found on the right hand side.