



DM&Co.
SALES & LETTINGS

**32 MILTON ROAD
BENTLEY HEATH
B93 8AB**

A well presented 3 bedroom semi-detached home in Bentley Heath, offering spacious living areas, a low maintenance garden, and a convenient location within the Arden Academy catchment, this property awaits your personal touch as well as being offered with no upward chain.



Enter into a welcoming porch leading to a hallway that introduces you to a bright and spacious dual-aspect through lounge diner. This area, ideal for both relaxing and entertaining, flows seamlessly into the rear breakfast kitchen. The kitchen, complete with a handy pantry cupboard, also provides access to a guest cloakroom and utility area.





Upstairs there are two double bedrooms, each featuring built-in wardrobes, offering ample storage. A further single bedroom with a built in single bed and space for double wardrobes. This room provides additional space. The family bathroom complemented by a separate WC, this completes the upstairs layout.

The property boasts a low-maintenance private garden at the rear, with a raised patio area which is perfect for hosting in the summer months. Additionally, the home features a single garage and driveway parking to the front.





FEATURES

- Three Bedroom Semi-Detached Home
- Through Lounge Diner
- Breakfast Kitchen
- Guest Cloakroom & Utility
- Low Maintenance Private Garden
- Garage and Driveway Parking
- Arden Academy Catchment
- Walking Distance To Dorridge Train Station
- No Upward Chain

SIZE

Total - 1135 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council D

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

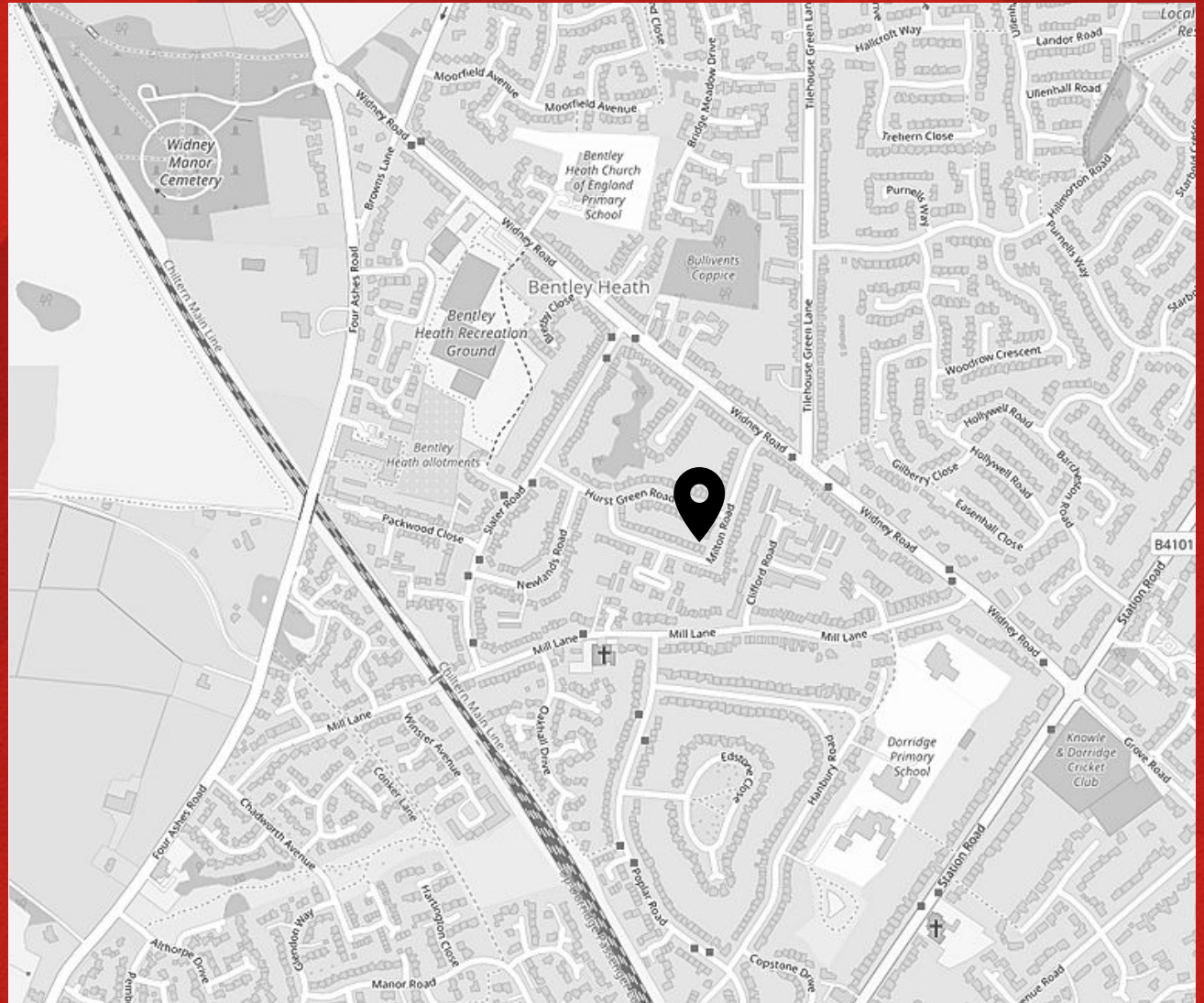
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777314

✉ sales@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

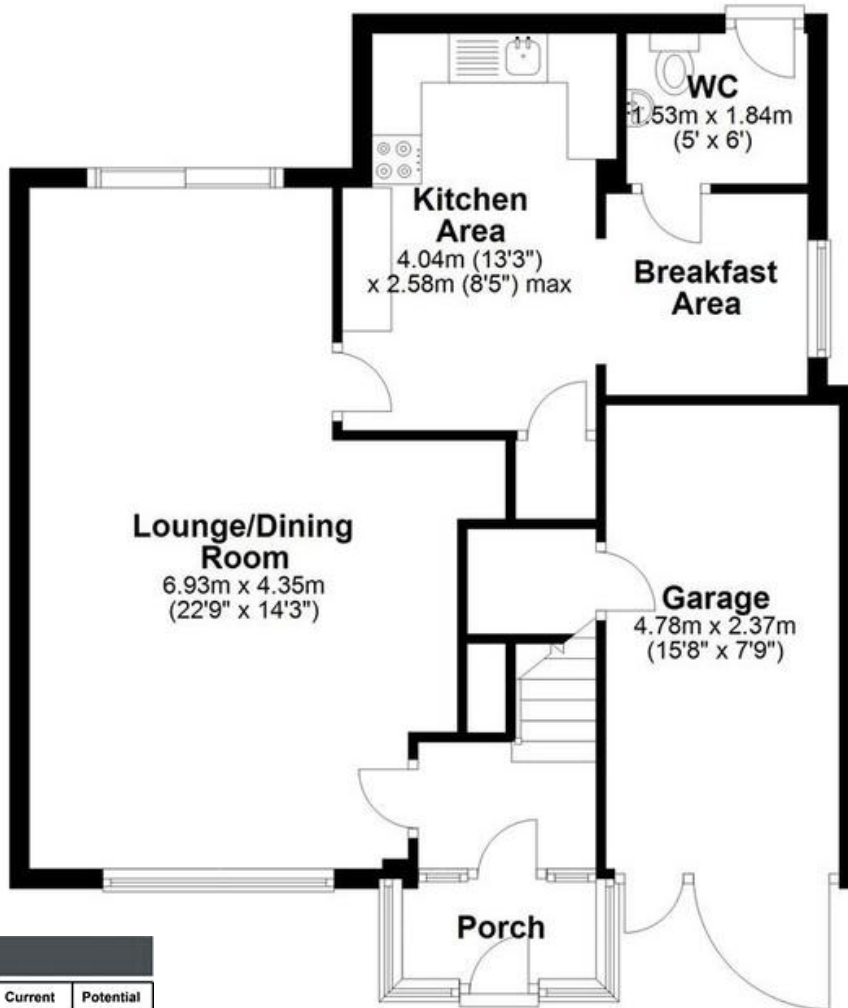


LOCATION

Nestled in Bentley Heath, this property enjoys a prime location within the Arden Academy catchment, making it ideal for families. It's also within walking distance to Dorridge Train Station, ensuring easy commuting. The neighborhood is known for its friendly community and proximity to essential amenities, adding to the property's appeal.

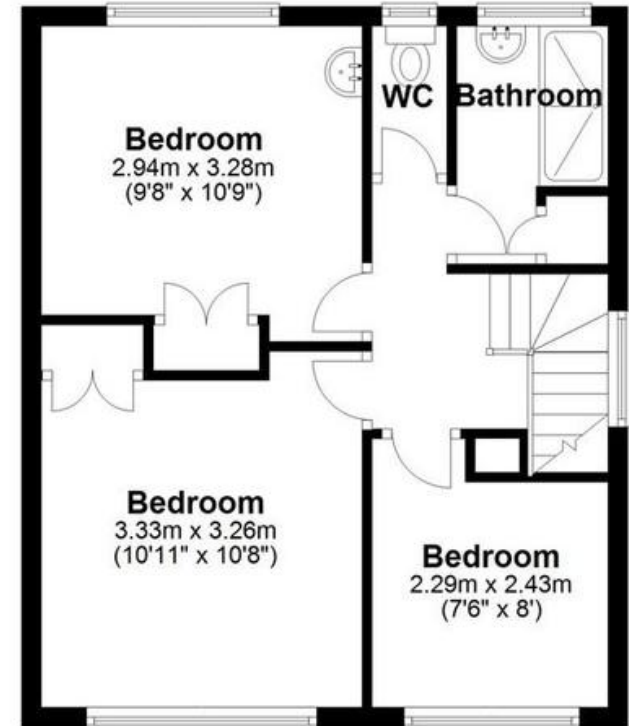
Ground Floor

Approx. 65.5 sq. metres (704.8 sq. feet)



First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 105.5 sq. metres (1135.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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