Bartleys
Estate Agents









1 St. Phillips Grove, Bentley Heath, Solihull B93 8FE

Price Guide £850,000

- Extended Five Bedroom Detached
- Four Bathrooms, Two En Suites
- Arden Academy Catchment
- Beautifully Presented Accommodation
- Fabulous Fitted Kitchen/Open Plan Family Room
- No Chain
- Energy Efficiency Rating - B

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1 St. Phillips Grove, Bentley Heath, Solihull B93 8FE

1 St Phillips Grove is a modern five-bedroom detached house featuring a single-story extension and a loft conversion. This spacious family home is ready to move into, offering five double bedrooms, four bathrooms, and an easy-maintenance private garden. Situated within the Arden Academy catchment area and close to scenic country walks, this property is also sold with no upward chain.

GROUND FLOOR



The ground floor is accessed via a welcoming entrance hallway connecting all reception rooms. The accommodation consists of a stunning open plan kitchen / diner / family room which has been updated to a high specification and benefits from fully fitted appliances, a superb living area with space for ample seating, views to the rear garden and an abundance of natural light throughout. The remainder of the ground floor is made up of a spacious living room with French doors opening out to the rear garden, dining room/study, practical utility room with fitted units and sink and a downstairs toilet.

Hall WC

Living room 9′ 8″ x 11′ 12″ (2.95m x 3.65m)

Dining room/Study 12′ 6″ x 11′ 4″ (3.81m x 3.45m)

Kitchen/Diner 22′ 2″ x 15′ 3″ (6.75m x 4.65m)

Family Room 22′ 2″ x 11′ 12″ (6.75m x 3.65m



FIRST FLOOR

The first floor is made up of four bedrooms, one of which is a generously sized principal bedroom with a modern ensuite and dressing room. The remaining bedrooms are all good - sized doubles with bedroom two benefiting from an ensuite shower room.

Principal bedroom 20′ 0″ x 13′ 1″ (6.1m x 4m)

Dressing Room

Ensuite 7′ 3″ x 7′ 3″ (2.2m x 2.2m)

Bedroom Two 11′ 6″ x 10′ 12″ (3.5m x 3.35m)

Ensuite 8′ 0″ x 4′ 9″ (2.45m x 1.45m)

Bedroom Three 12′ 4″ x 10′ 4″ (3.75m x 3.15m)

Bedroom Four 10′ 8″ x 8′ 10″ (3.25m x 2.7m)

Bathroom 7′ 10″ x 6′ 5″ (2.4m x 1.95m)



SECOND FLOOR

The second floor comprises a double bedroom with eaves storage, a shower room and a dressing room with fitted storage.

Bedroom Five 12′ 4″ x 9′ 10″ (3.75m x 3m)

Walk in wardrobe 9′ 4″ x 4′ 11″ (2.85m x 1.5m)

Ensuite 9′ 4″ x 4′ 7″ (2.85m x 1.4m)



OUTSIDE

To the front of the property a large tarmacadam driveway provides parking for multiple vehicles. There is a separate, double garage with electric doors, power, lighting and overhead storge. The rear of the enjoys a lawned rear garden with a patio seating area.

Double Garage 18’5” x 18’ x 5” (5.65 X 5.65m)



TENURE

We have been informed that the property is Freehold. This is subject to verification by your Solicitor.

COUNCIL TAX

Council Tax band: G

The property is located and well-placed for all local amenities, the schools of Dorridge, Knowle and Bentley Heath, together with 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 more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.





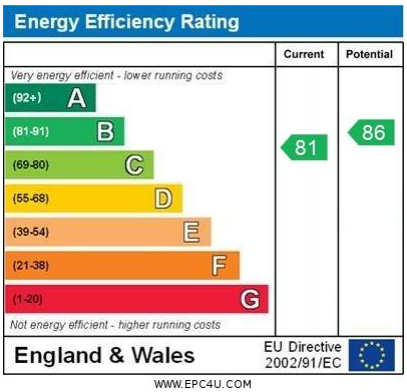
Total area: approx. 216.7 sq. metres (2332.8 sq. feet)

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.

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