



## Widney Road, Bentley Heath, Bentley Heath

- Highly Sought After Location
- Recently Redecorated Throughout
- Fitted Kitchen with Utility Space
- En Suite To Principal Bedroom + Family Bathroom
- Parking for 2/3 Vehicles + Single Garage To Rear
- Attractive Semi-Detached Family Home
- Sitting Room + Seperate Dining Room
- Four Bedrooms
- Large Rear Garden + Garden To Front.
- Chain Free

**Price Guide £575,000**



# Widney Road, Bentley Heath, Bentley Heath

## DESCRIPTION

Beautifully Presented Four Bedroom Semi-Detached Family Home.

Chain Free | Recently Redecorated | Garage & Parking | Highly Desirable Location.

Situated within a highly sought-after residential location, this attractive semi-detached family home offers spacious, versatile, and beautifully presented accommodation ideal for modern family living. Recently redecorated throughout and available chain free, the property provides a wonderful opportunity for purchasers seeking a smooth and seamless moving transition. Perfectly suited to a diverse range of buyers, this impressive home combines generous living space with excellent outdoor areas and practical parking facilities.

Upon entering the property, you are welcomed into a bright and inviting interior designed for both comfort and functionality. The spacious sitting room provides an ideal setting for relaxation, while the separate dining room offers an excellent space for family meals. The fitted kitchen is well-appointed with a range of units and work surfaces, creating a practical and attractive environment for everyday cooking and dining.

To the first floor, the property boasts four well-proportioned bedrooms, offering flexible accommodation for growing families, home working, or guest space. The principal bedroom benefits from its own en suite facility, while a modern family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a large rear garden, perfect for outdoor entertaining, family enjoyment, or simply relaxing in private surroundings. A further garden to the front enhances the home's attractive kerb appeal. To the rear, there is off-road parking for two to three vehicles together with a single garage, providing excellent convenience and additional storage.

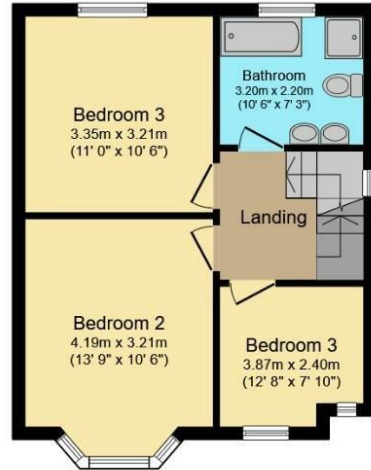
An excellent opportunity to purchase a spacious and well-maintained family home in a prime location, ready for immediate occupation.



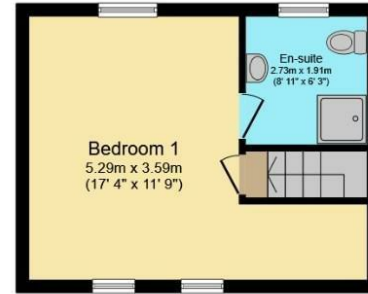




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 125.7 sq.m. (1,353 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**Viewings**

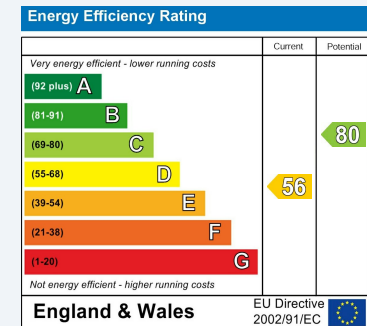
Please contact [knowlesales@hunters.com](mailto:knowlesales@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

