

# HUNTERS®

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**Newlands Road**  
Bentley Heath, Solihull, B93 8AU

Offers Around £390,000



# 6a Newlands Road

Bentley Heath, Solihull, B93 8AU

Offers Around £390,000



A spacious, three bedroom, semi-detached house located on this quiet road in the popular village of Bentley Heath.

This is an incredible opportunity to acquire a well positioned property with lots of potential to modernise and extend,

The freehold property, set back on a private driveway with a single garage, offered with no upward chain, briefly comprises of: living room, dining room, kitchen, back garden with outside toilet, upstairs has a WC, separate bathroom, three double bedrooms with potential to add a fourth bedroom.

Location - The property is well served by the convenience stores at Bentley Heath and excellent local schools including Bentley Heath & Dorridge Primary schools and Arden Academy. Dorridge Village Square is within a mile and has a Sainsburys store and a railway station which is on the Chiltern Line and links Birmingham Snow Hill, Solihull, Warwick, Leamington and London Marylebone. Solihull Town Centre is within some three miles and provides further and more comprehensive facilities.



Ground Floor



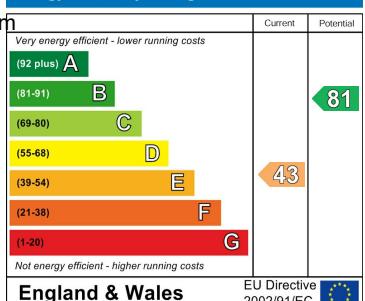
First Floor

Total floor area 107.7 sq.m. (1,159 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). Powered by [www.focalagent.com](http://www.focalagent.com)

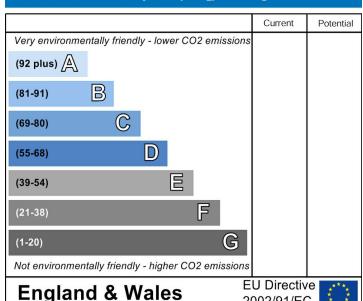
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#### Energy Efficiency Rating

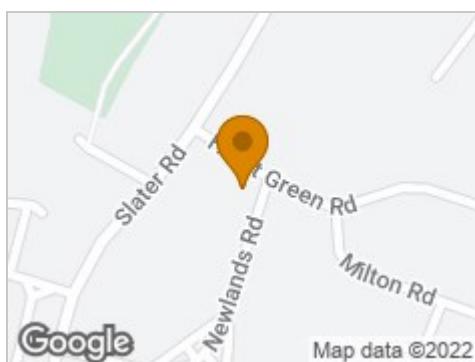


#### Environmental Impact (CO<sub>2</sub>) Rating



Please contact our Hunters Knowle Office

on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.



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.

