



**John Shepherd**  
ESTATE AGENTS

[www.johnshepherd.com](http://www.johnshepherd.com)



**Plot 2 Arden Gate**

Widney Road  
Bentley Heath  
B93 9AW

**£899,950**

Freehold

- Executive Detached Residence
- 3 Reception Rooms
- Superb Kitchen/Breakfast/Family Room with Double Opening Doors to Rear
- 5 Bedrooms, 3 En-Suite's & Family Bathroom



Bentley Heath is a leafy green village located 2 miles south of Solihull Town Centre and bordered by the affluent villages of Knowle and Dorridge.

Solihull Town Centre is located a short 10 minute drive away giving access to Touchwood shopping centre, Knowle and Dorridge have an abundance of shops and restaurants within walking distance and 10 miles to the south is the beautiful Warwickshire countryside. This home will literally have everything on it's doorstep.

Further facilities are all within easy reach, however, a short drive is all it takes to get to Junction 5 of the M42 motorway which gives quick access to Birmingham City Centre, the Airport and International train station.

\* The internal images shown are taken from other Kingswood Properties developments and are indicative only.



## ON THE GROUND FLOOR

ENTRANCE HALL

GUEST CLOAKROOM

LOUNGE 16' 0" x 13' 9" (4.90m x 4.21m)

DINING ROOM WITH FRENCH DOORS TO REAR

STUDY 8' 5" x 16' 0" (2.59m x 4.90m)

KITCHEN/BREAKFAST/FAMIL ROOM WITH DOUBLE FRENCH DOORS TO

REAR 26' 4" x 23' 5" (8.05m x 7.15m)

UTILITY ROOM 6' 9" x 8' 4" (2.06m x 2.56m)

## ON THE FIRST FLOOR

GALLERIED LANDING

MASTER BEDROOM 13' 4" x 14' 9" (4.08m x 4.50m)

DRESSING ROOM

EN-SUITE SHOWER ROOM

BEDROOM 2 15' 4" x 11' 3" (4.69m x 3.44m)

EN-SUITE SHOWER ROOM

BEDROOM 3 13' 8" x 13' 3" (4.18m x 4.06m)

EN-SUITE SHOWER ROOM

BEDROOM 4 11' 11" x 13' 3" (3.65m x 4.06m)

BEDROOM 5 9' 8" x 11' 5" (2.96m x 3.50m)

BATHROOM

## OUTSIDE

LANDSCAPED REAR GARDEN

DOUBLE GARAGE

DRIVEWAY PARKING

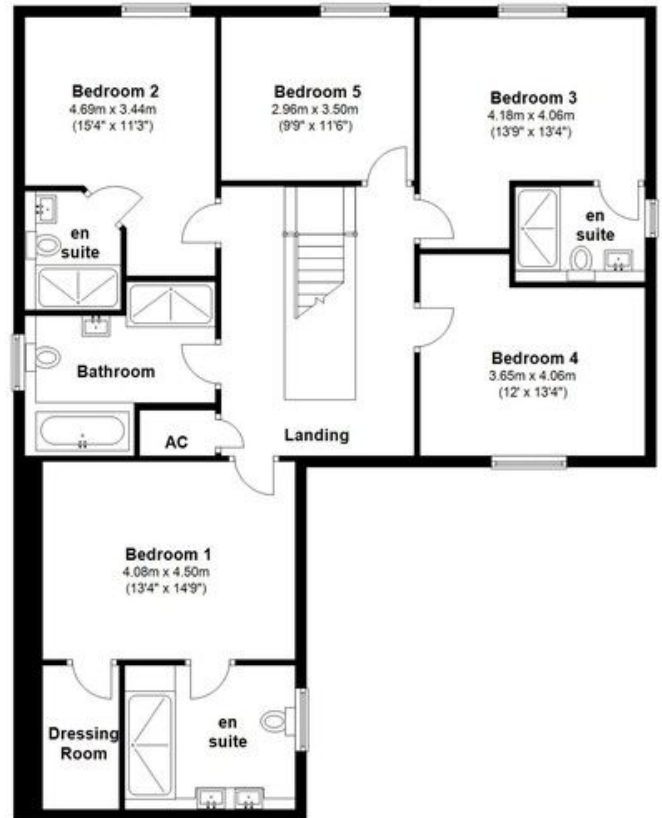
## Ground Floor

Approx. 135.2 sq. metres (1455.8 sq. feet)



## First Floor

Approx. 122.3 sq. metres (1316.6 sq. feet)



Total area: approx. 257.6 sq. metres (2772.4 sq. feet)

## DESCRIPTION

Set on Widney Road in Bentley Heath, a fine addition to an existing executive gated development. The property will be available early Summer 2017 and boast an energy efficient, bespoke specification that features:

- \* Luxury flooring throughout
- \* Modern solid Oak kitchens with Franke sink units, Neff appliances and designer lighting
- \* High quality fully tiled bathrooms and en-suite's
- \* Porcelanosa tiling
- \* Oak staircase
- \* Fitted bathroom furniture
- \* Landscaped gardens
- \* Feature fires and fireplaces to living room
- \* Fully zoned wet floor under floor heating on the ground floor
- \* Solar panels to supplement electricity consumption

## SPECIFICATION

The kitchens are high specification and built to last.

- \* Silestone worktops
- \* Integrated Neff appliances including white goods
- \* LED downlighters
- \* Franke sinks in kitchen and utility
- \* Solid 18mm units with soft close doors
- \* TV and satellite points
- \* High quality porcelain flooring with 7 inch skirting

The bathroom and en-suite's are fully tiled with high quality fixtures and fittings.

- \* Quality sanitaryware
- \* Porcelanosa wall and floor tiles
- \* Grohe mixer taps
- \* Vanity sink units
- \* Shaver points and externally venting extractor units
- \* Shower cubicles with rain head showers
- \* LED downlighters
- \* Chrome towel rails

The bedrooms are spacious and well appointed.

- \* 2 en-suite shower rooms and family bathroom
- \* Dressing room to master bedroom
- \* Luxury carpets and underlay
- \* Fitted wardrobes to the master bedroom
- \* TV and satellite points where specified
- \* Light and airy decor



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

To complete our quality service, John Shepherd is pleased to offer the following:-

Free Valuation: Please contact the office on 01564 786644 to make an appointment.

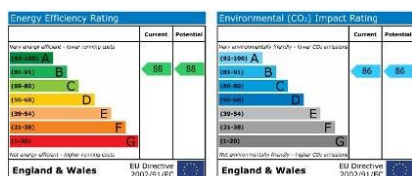
Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 01564 771776.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to [www.johnshepherd.com](http://www.johnshepherd.com)

Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK's largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment.

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