



55a Four Ashes Road, B93 8LY
Sale Price £514,000



Love
Property Co.

55a Four Ashes Road, Bentley Heath, B93 8LY

Tenure - Freehold

EPC Rating - B

Council Tax Band - E

Love Property Co are pleased to offer this well-presented property. Originally built in 2016 and benefitting from being located within this quiet cul-de-sac is this four-bedroom townhouse set upon three floors. The property benefits from two allocated parking spaces and a garage. The ground floor accommodation consists of an entrance hallway, guest cloakroom, breakfast kitchen, living room, two double bedrooms (bedroom two having walk in wardrobe) to the first floor with family bathroom and large master bedroom with fitted wardrobes and luxury ensuite. Outside the property enjoys east facing rear garden which is mainly laid with lawn and full width paved patio area.

PROPERTY LOCATION The property is located and well placed for all local amenities of Dorridge, Knowle and Bentley Heath, Dorridge Station and all local schools. Dorridge village is within walking distance of Sainsbury's and the railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle and Dorridge villages adjoin open greenbelt countryside, yet Solihull town centre is within just three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Investment:

Rental Value £1,900 per calendar month



PROPERTY MEASUREMENTS:

OPEN PLAN LOUNGE/DINING ROOM

11' 8" X 15' 4" (3.55m x 4.68m)

BREAKFAST KITCHEN AREA

14' 1" X 8' 2" (4.29m x 2.49m)

BEDROOM ONE

26' 3" X 11' 8" (8.00m x 3.55m)

ENSUITE

5' 7" X 9' 1" (1.71m x 2.78m)

BEDROOM TWO

8' 4" X 15' 4" (2.55m x 4.68m)

BEDROOM THREE

9' 7" X 8' 6" (2.93m x 2.60m)

BEDROOM FOUR

5' 11" X 6' 6" (1.81m x 1.98m)

FAMILY BATHROOM

7' 5" X 7' 5" (2.26m x 2.26m)

GARAGE

18' 3" X 9' 2" (5.56m x 2.80m)

TOTAL SQUARE FOOTAGE

1173.9 SQ. feet (109.1 sq. meters)

PROPERTY INFORMATION:

TENURE - Freehold

COUNCIL TAX - Band E

EPC RATING – B

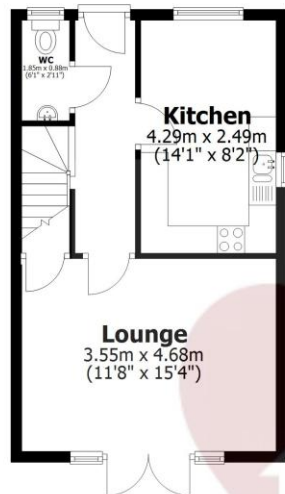
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



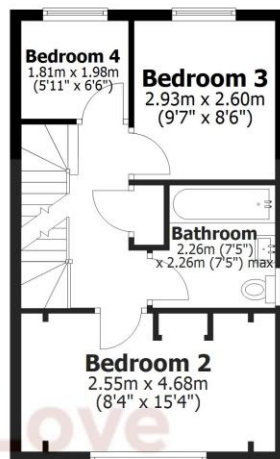
Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



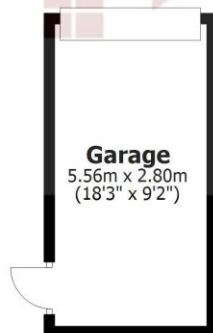
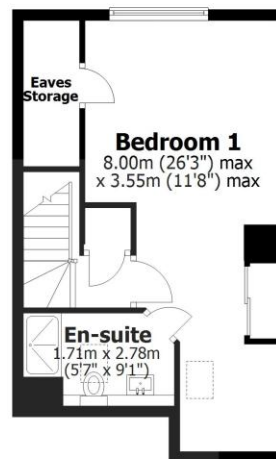
First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



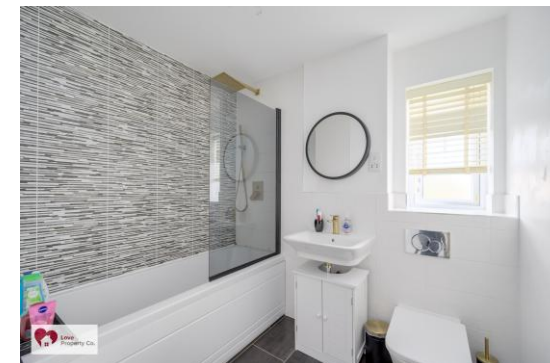
Second Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



Total area: approx. 109.1 sq. metres (1173.9 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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