



smart homes

**Mill Lane**

Bentley Heath, Solihull

- A Very Well Presented Mid-Terrace Period Property
- Fitted Kitchen & Two Reception Rooms
- Two Bedrooms & Versatile Usable Loft
- Southerly Facing Rear Garden & Dry Lined Cellar

**Offers Over £365,000**

Current EPC Rating - D

Current Council Tax Band - C



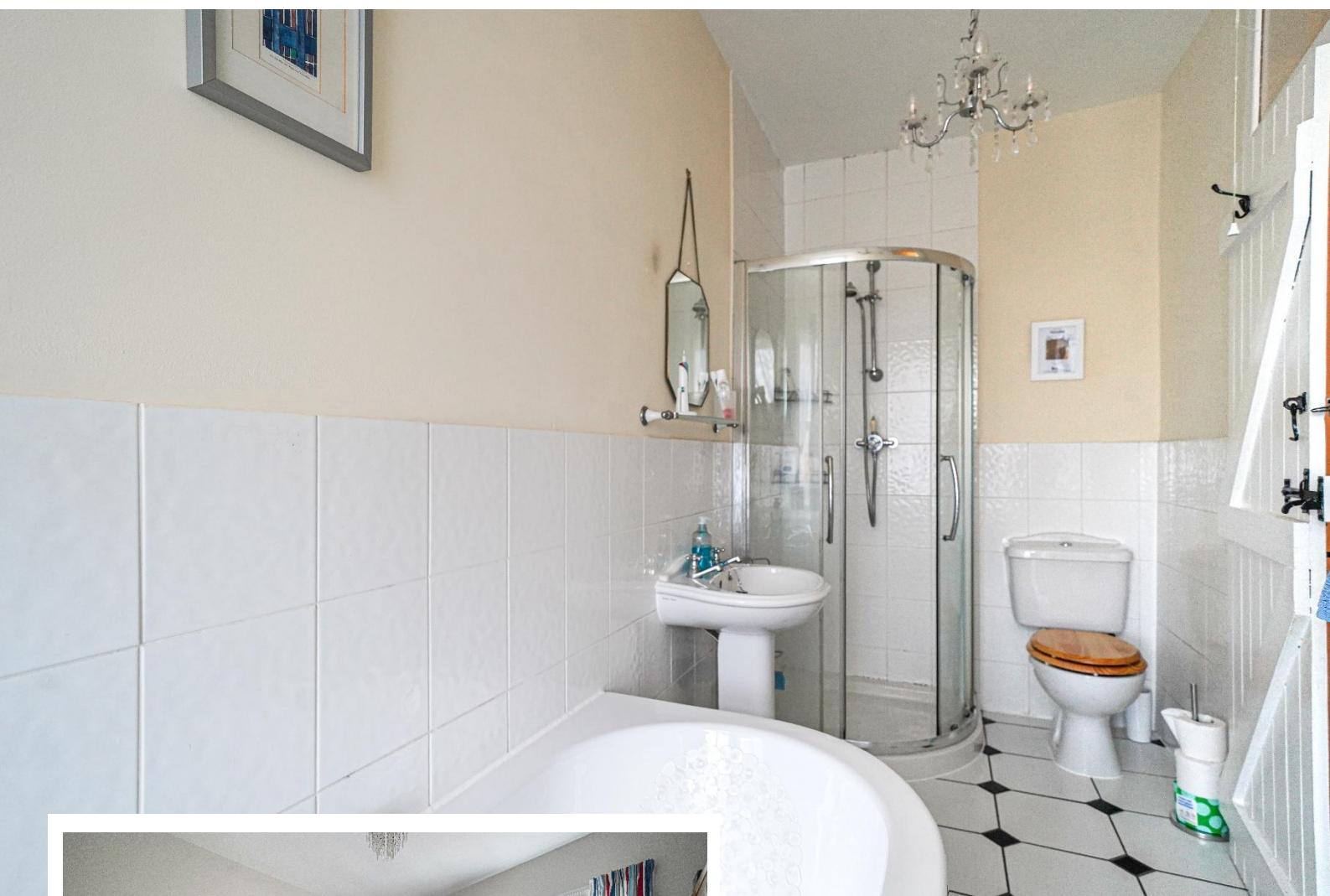


## Property Description

A very well presented and extended three storey mid-terrace period property. Offering accommodation comprising two reception rooms, extended kitchen, two double bedrooms, versatile useable loft, four piece family bathroom, Southerly facing rear garden and dry lined cellar

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.





## Rooms & Measurements

Reception Room One to Front 3.96m x 3.45m (13'0" x 11'4")

Reception Room Two 3.84m x 3.28m (12'7" x 10'9")

Extended Kitchen to Rear 3.05m x 3.28m (10'0" (max) x 10'9" (max))

Dry Lined Cellar 4.01m x 3.05m (13'2" x 10'0")

Bedroom One to Rear 3.35m x 3.73m (11'0" x 12'3")

Bedroom Two to Front 3.86m x 2.46m (12'8" x 8'1")

Four Piece Bathroom to Front 4.14m x 1.55m (13'7" x 5'1")

Versatile Useable Loft 3.86m x 5.11m (12'8" x 16'9")

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – C



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.