

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Four Ashes Road

Bentley Heath, Solihull, B93 8LY

Guide Price £390,000



Council Tax: C





# 75 Four Ashes Road

Bentley Heath, Solihull, B93 8LY

Guide Price £390,000



## INTRODUCTION

The property is well placed for all local amenities including Dorridge railway station providing commuter services between London Marylebone and Birmingham Snow Hill. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema, and John Lewis department store. Bentley Heath, Knowle, 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.

This property is offered for sale using the reservation fee process. When an offer is accepted, the buyer will be required to pay a non-refundable Buyer's Premium of £8,754 including VAT (in addition to the final negotiated selling price), sign the Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the reservation fee team. This will secure the transaction and the property will be taken off the market. The Property being sold using the Reservation fee process. Reservation fee is a new, innovative and pioneering process for buying and selling property. It significantly reduces the risk of gazumping or double-selling by offering security to both parties by gaining a commitment from both parties to buy and sell as agreed.

## DESCRIPTION

Approached over a paved driveway, Porch Entrance and front door lead directly into the

### ON THE GROUND FLOOR

#### Dining Room (front)

12'0" x 11'5" (3.66m x 3.48m)

Front door leads directly into this reception room, having brick fireplace, window to front and door leading through to the Sitting Room.

#### Sitting Room

19'5" x 10'1" (5.93m x 3.08m)

Having feature brick fireplace with inset log burner, window to side, cupboard under the stairs. Door with two side window lead through to the Living Room.

#### Living Room (rear)

12'6" x 9'3" (3.81m x 2.82m)

Having two windows and door leading to the Conservatory.

#### Kitchen

11'2" x 7'4" (3.41m x 2.24m)

Having windows to front and side, door leading to car port. Range of fitted wall and base units with complimentary work surfaces. Inset electric hob, fitted double oven, stainless steel sink unit.

#### Conservatory (rear)

11'4" x 7'9" (3.45m x 2.36m)

Having double doors and windows to rear garden plus additional windows to side. Access to the Shower Room.

#### Shower Room with WC

Having shower cubicle, pedestal wash basin and separate WC.

### ON THE FIRST FLOOR

Stairs from the Sitting Room lead up to the Landing, having cupboard storing the central heating boiler. Access to Three bedrooms and Bathroom.

#### Bedroom 1

10'2" x 9'11" (3.10m x 3.02m)

Having double door wardrobe and windows to two sides.

#### Bedroom 2

11'11" x 11'8" (3.65m x 3.56m)

Having window to front.

#### Bedroom 3

11'5" x 7'6" (3.48m x 2.29m)

Having window to two sides.

#### Bathroom (rear)

11'1" x 6'4" (3.40m x 1.95m)

Having matching white suite comprising, corner bath, shower unit, wash basin and WC.

### OUTSIDE

#### Car Port to side

Having door to front and access door to kitchen.

#### Cottage Garden at rear

Having paved and gravel patio areas, large lawned area and well stocked flower beds.

### GENERAL INFORMATION

#### TENURE

The Agent understands that the property is Freehold. However, we

have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

### SERVICES

Hunters understands from the vendor that gas, electricity and water are connected to the property; drainage is to a cesspit located in the garden. However, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

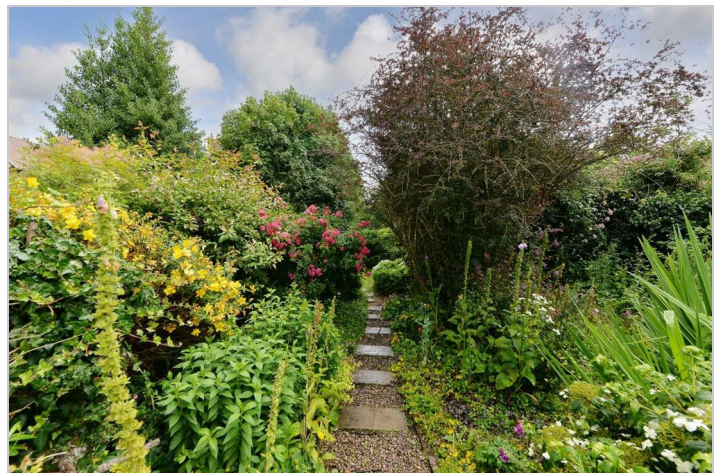
### GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves

as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

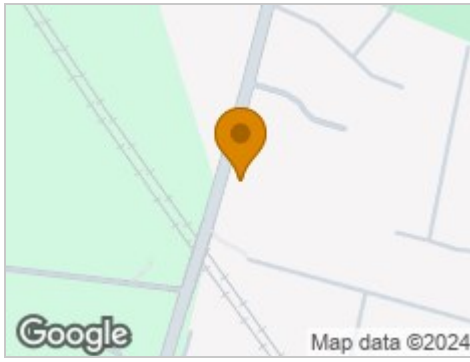
### IMPORTANT INFORMATION

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## Road Map



## Hybrid Map



## Terrain Map



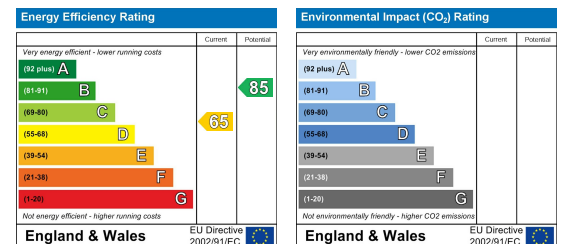
## Floor Plan



## Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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