



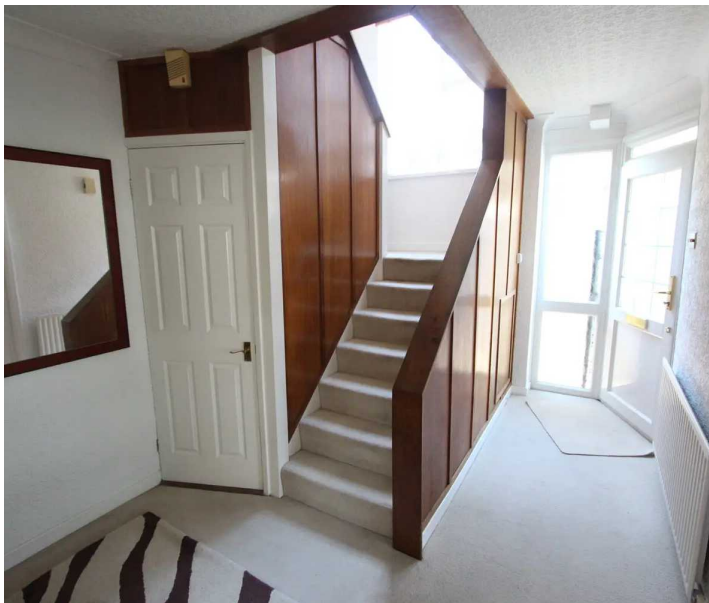
## Mill Lane, Bentley Heath

Guide Price £725,000



## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this four bedroom detached property located on a highly sought after road of Bentley Heath. The property is set behind a wide tarmac driveway providing parking for multiple vehicles and is accessed via a large entrance hallway with an abundance of storage space connecting all reception rooms. The ground floor accommodation consists of:- a spacious living room with sliding doors opening out to the rear garden; a family room with feature bay window overlooking the front of the property; a fitted kitchen with integrated appliances; super dining room benefiting from an abundance of natural light with a utility room attached; and a guest toilet. The first floor is made up of four bedrooms, one of which is a large principal bedroom with ensuite shower room, fitted wardrobes and a balcony accessed via a set of double doors. All remaining bedrooms are serviced by a generously-sized family bathroom and separate shower room. Outside the property enjoys a south facing rear garden which is mainly laid with lawn and a single garage with electric doors. To view this superb property call Xact Homes today on 01564 777284.





#### PROPERTY LOCATION

The property is located and well placed for all local amenities and schools of Dorridge, Knowle and Bentley Heath, Dorridge railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle, Dorridge and Bentley Heath 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.

Council Tax band: F

Tenure: Freehold

- Four Bedroom Detached Property
- NO UPWARD CHAIN
- Large Living Room & Family Room
- Dining Room
- Fitted Kitchen
- Principal Bedroom With Ensuite & Balcony
- South Facing Rear Garden
- Single Garage With Electric Door
- Highly Sought After Road





#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

17' 4" x 12' 0" (5.29m x 3.67m)

#### **FAMILY ROOM**

15' 1" x 12' 3" (4.59m x 3.73m)

#### **KITCHEN**

14' 6" x 7' 2" (4.42m x 2.18m)

#### **DINING ROOM**

9' 3" x 11' 5" (2.82m x 3.49m)

#### **UTILITY**

2' 8" x 9' 11" (0.81m x 3.01m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 2" x 12' 5" (3.72m x 3.78m)

#### **ENSUITE**

6' 10" x 3' 6" (2.09m x 1.07m)

#### **BEDROOM TWO**

14' 0" x 13' 2" (4.27m x 4.02m)

#### **BEDROOM THREE**

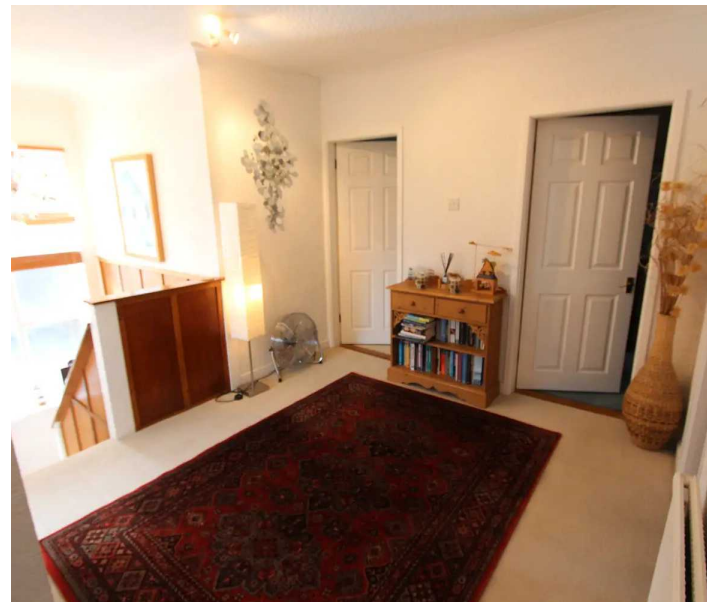
8' 11" x 10' 0" (2.71m x 3.06m)

#### **BEDROOM FOUR**

8' 2" x 10' 7" (2.49m x 3.22m)

#### **BATHROOM**

9' 4" x 7' 5" (2.85m x 2.27m)





## **OUTSIDE THE PROPERTY**

### **SINGLE GARAGE**

15' 7" x 7' 10" (4.75m x 2.38m)

### **SOUTH FACING REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two and three, some light fittings (Negotiable), garden shed and electric garage door.

### **ADDITIONAL INFORMATION**

Services: water meter, main gas, electricity and mains sewers. Broadband: BT/Virgin. Loft Space: boarded

### **MONEY LAUNDERING REGULATIONS**

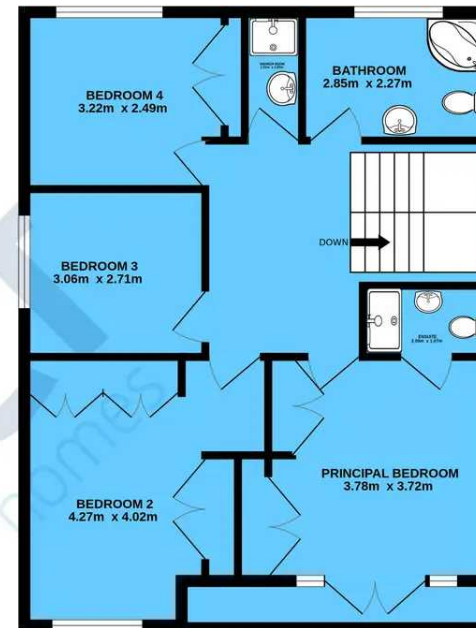
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Xact Homes

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