

87 Mill Lane, B93 8NN

Sale Price £615,000

Love
Property Co.

87 Mill Lane, Bentley Heath, Solihull, B93 8NN

Tenure – Freehold
EPC Rating – D
Council Tax Band - F

Love Property Co are pleased to offer this large 1772.9 sq. feet (164.7 sq. metres) property with the benefit of NO UPWARD CHAIN.

This four-bedroom detached property located on a highly sought after road of Bentley Heath and is set behind a wide tarmacadam 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.

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.







PROPERTY MEASUREMENTS:

LOUNGE
12' 2" x 15' 10" (3.72m x 4.82m)

KITCHEN
7' 2" x 14' 8" (2.20m x 4.46m)

BREAKFAST ROOM
9' 10" x 11' 5" (3.00m x 3.47m)

DINING ROOM
17' 4" x 12' 0" (5.28m x 3.67m)

WC

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

EN-SUITE
3' 7" x 7' 1" (1.09m x 2.15m)

BEDROOM TWO
15' 3" x 14' 0" (4.64m x 4.27m)

BEDROOM THREE
8' 2" x 10' 7" (2.48m x 3.23m)

BEDROOM FOUR
8' 10" x 9' 10" (2.70m x 3.01m)

FAMILY BATHROOM
7' 6" x 9' 4" (2.30m x 2.85m)

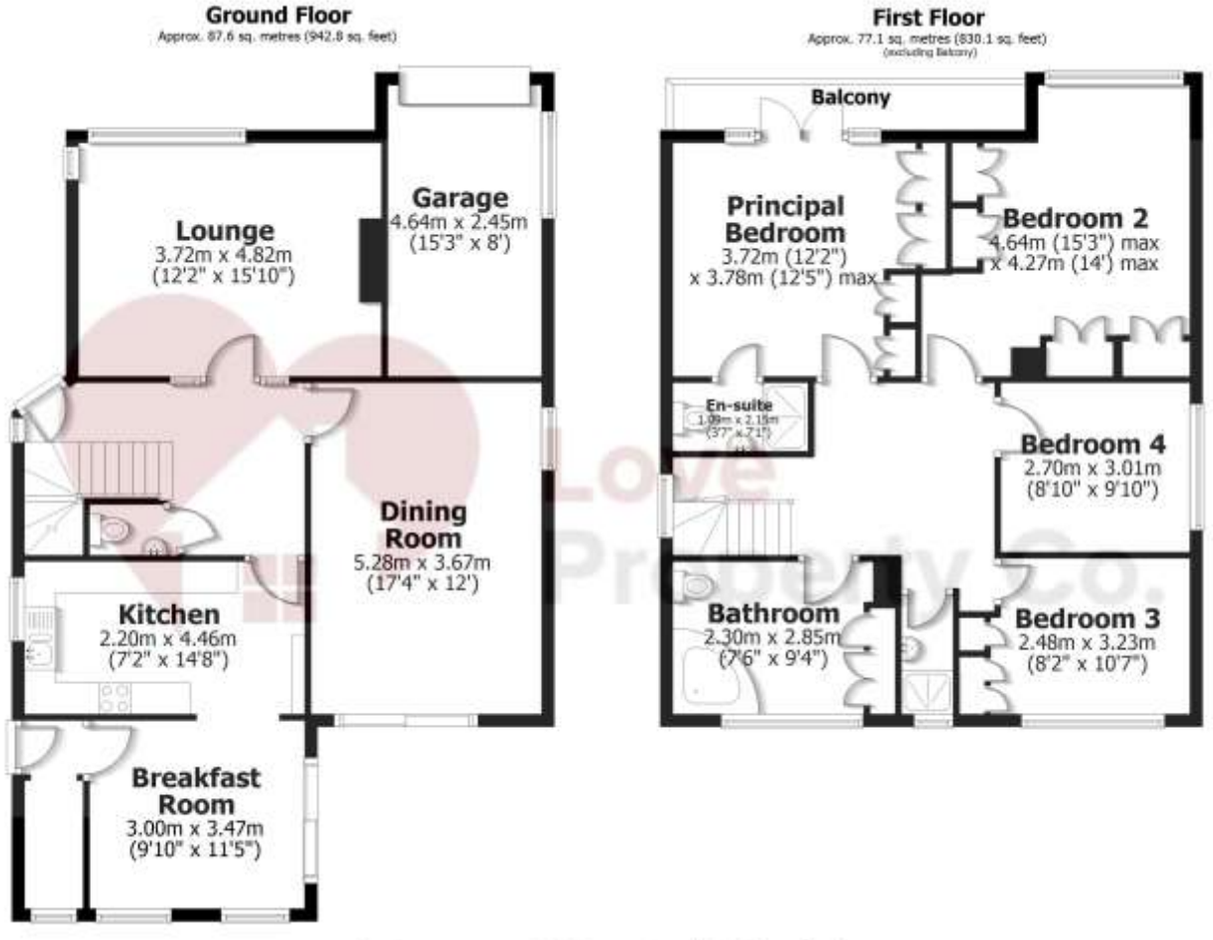
TOTAL SQUARE FOOTAGE
1772.9 sq. ft approx. (164.7 sq. Metres)

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.









Total area: approx. 164.7 sq. metres (1772.9 sq. feet)







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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Love Property Co.