



Mill Lane, Bentley Heath

Guide Price £235,000





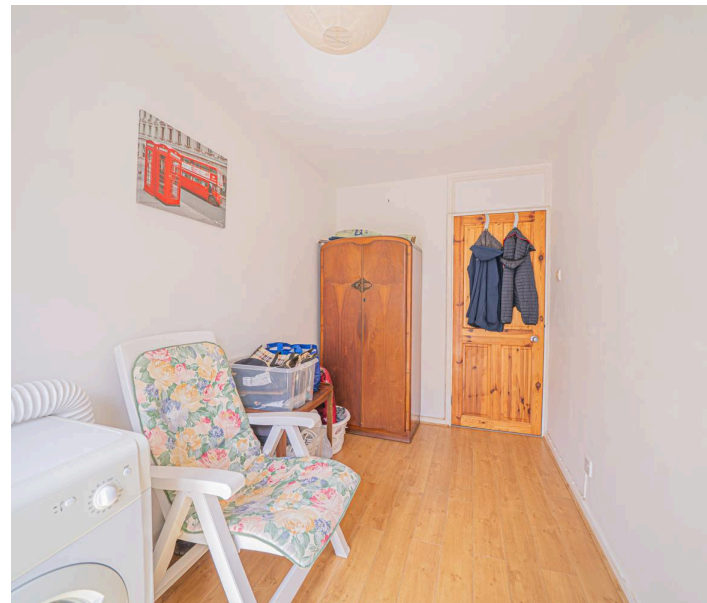
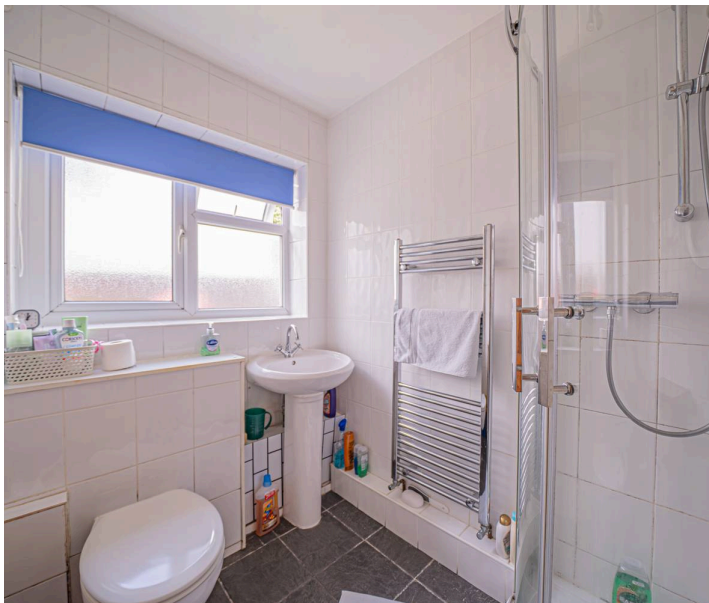
PROPERTY OVERVIEW

Introducing this desirable two-bedroom ground floor maisonette, ideally located within walking distance to the charming Dorridge Village. The property benefits from a recent ninety-year lease extension, providing long-term security and added peace of mind for prospective buyers.

Upon entering the property, you are welcomed into a spacious entrance hallway, providing access to all the living accommodation. The heart of the home lies in the open plan kitchen, dining, and living area to the front of the property. This well-designed layout creates a seamless flow between the living spaces, perfect for modern living and entertaining.

The rear of the property hosts two generously sized bedrooms, both benefiting from ample natural light and storage space. These bedrooms are served by a well-appointed family shower room, offering a relaxing retreat at the end of the day. One of the bedrooms provides access to a low maintenance private garden through French doors, adding a touch of outdoor tranquillity to this urban abode.

Situated within walking distance to Dorridge Station and all the amenities that Dorridge has to offer, this property presents a convenient and connected lifestyle. Whether commuting to work or exploring the local shops, restaurants, and leisure facilities, everything is within easy reach from this prime location.





This maisonette is a fantastic opportunity for first-time buyers looking to step onto the property ladder or for investors seeking a lucrative rental property. Its modern design, convenient location, and practical layout make it an attractive option for those seeking a comfortable and functional living space.

In summary, this two-bedroom ground floor maisonette in Dorridge presents a rare opportunity to own a well-appointed property in a sought-after location. With its versatile living spaces, convenient amenities, and potential for both personal enjoyment and investment, this property is sure to appeal to a discerning buyer seeking a place to call home. Viewings are highly recommended to fully appreciate the unique charm and potential of this impressive residence.

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: B

Tenure: Leasehold





- Two Bedroom Ground Floor Maisonette Located Walking Distance To Dorridge Village
- Recent Lease Extension
- All Living Accommodation Is Accessed Via The Entrance Hallway & Benefits From An Open Plan Kitchen / Dining / Living Area To The Front Of The Property
- To The Rear Of The Property Are Two Well Proportioned Bedrooms, Both Of Which Are Serviced By A Well Appointed Family Shower Room
- The Property Boasts A Low Maintenance Private Garden With Access Via French Doors From One Of The Bedrooms
- Set Within Walking Distance To Dorridge Station & All Amenities Dorridge Has To Offer
- Ideal For A First Time Buyer Or Investor



ENTRANCE PORCH

ENTRANCE HALLWAY

KITCHEN / DINING / LIVING AREA

20' 0" x 16' 0" (6.10m x 4.87m)

PRINCIPAL BEDROOM

14' 2" x 9' 11" (4.33m x 3.02m)

BEDROOM TWO

10' 11" x 6' 8" (3.34m x 2.02m)

SHOWER ROOM

6' 0" x 5' 9" (1.82m x 1.74m)

TOTAL SQUARE FOOTAGE

56.1 sq.m (604 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE EN BLOC

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Hotpoint free-standing cooker, extractor, Hoover fridge/freezer, Aquarius washing machine, some carpets, all curtains, all blinds and all light fittings.

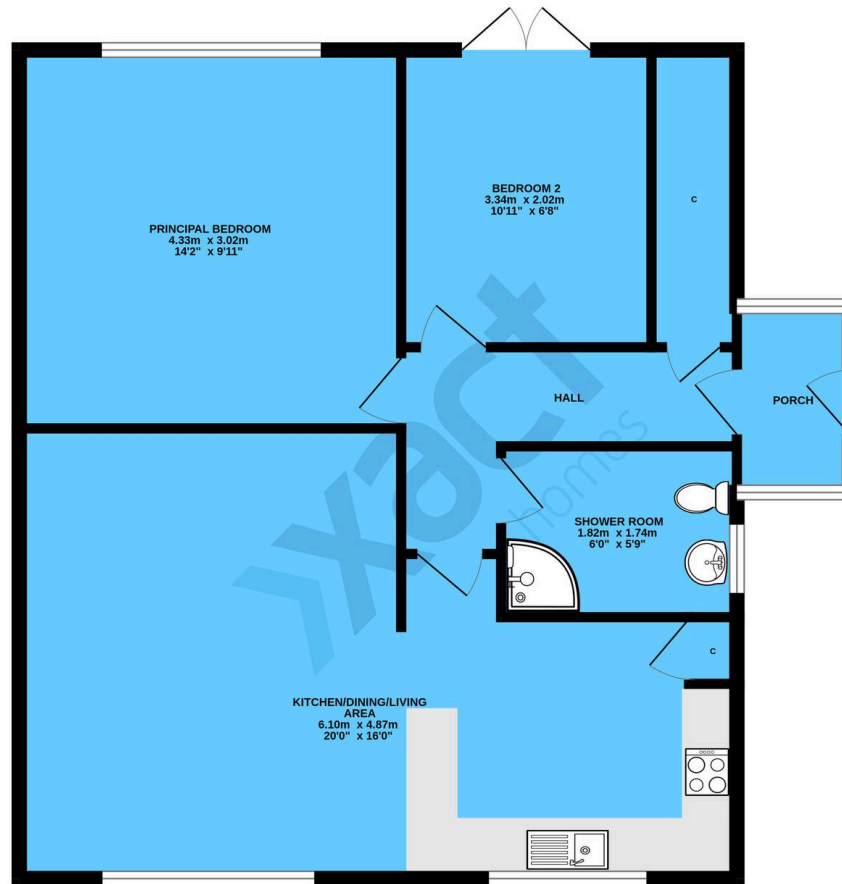
ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Broadband - cable. Service charge - nil. Ground rent - nil.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



TOTAL FLOOR AREA : 56.1 sq.m. (604 sq.ft.) approx.

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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