



Browns Lane, Bentley Heath, B93 9BE

Sale Price £750,000



**Love
Property Co.**

82 Browns Lane, Bentley Heath, Solihull, B93 9BE

Tenure - Freehold
EPC Rating - C
Council Tax Band - G

Love Property Co are pleased to offer this rare to market chain free homely and beautifully kept, character detached four double bedroom residence set back from the road that could be substantially extended STPP.

This must be viewed to be appreciated large 2008.1 sq. feet (186.6 sq. metres) kerb appealing property. The accommodation briefly comprises; entrance porch, warming reception hall, Lounge/Living Room, downstairs wc, breakfast kitchen, dining room and conservatory.

The quality kitchen has been recently refitted with modern wall and base units and integrated appliances. The Utility has plumbing for washing machine and washing machine leading to the Double garage.

To the first floor the large landing is a great feature leading to the four bedrooms, master with en-suite and built in wardrobes, three further bedrooms and a lovely presented family bathroom with separate shower.

The property offers both double glazing and gas central heating.

Outside - Large Block Paved driveway to front with off road parking for multiple vehicles and lawned area, double garage with up and over doors and gate to rear private garden having a large patio area and mainly lawned with mature shrubs.



PROPERTY MEASUREMENTS:

BREAKFAST KITCHEN

13' 10" x 9' 11" (4.21m x 3.01m)

DINING ROOM

11' 0" x 9' 10" (3.35m x 3.00m)

UTILITY

8' 2" x 7' 2" (2.48m x 2.18m)

LOUNGE

22' 9" x 11' 11" (6.93 m x 3.62m)

CONSERVATORY

13' 0" x 10' 10" (3.95 m x 3.30m)

STUDY/OFFICE

8' 7" x 6' 7" (2.62 m x 2.01m)

PRINCIPAL BEDROOM ONE

12' 0" x 11' 1" (3.65m x 3.38m)

EN-SUITE

8' 0" x 5' 7" (1.83m x 1.96m)

BEDROOM TWO

9' 8" x 11' 11" (2.94m x 3.62m)

BEDROOM THREE

11' 0" x 7' 10" (3.34m x 2.40m)

BEDROOM FOUR

8' 0" x 8' 4" (2.43m x 2.54m)

BEDROOM THREE

11' 0" x 7' 10" (3.34m x 2.40m)

GARAGE

23' 6" x 16' 0" (7.17m x 4.88m)

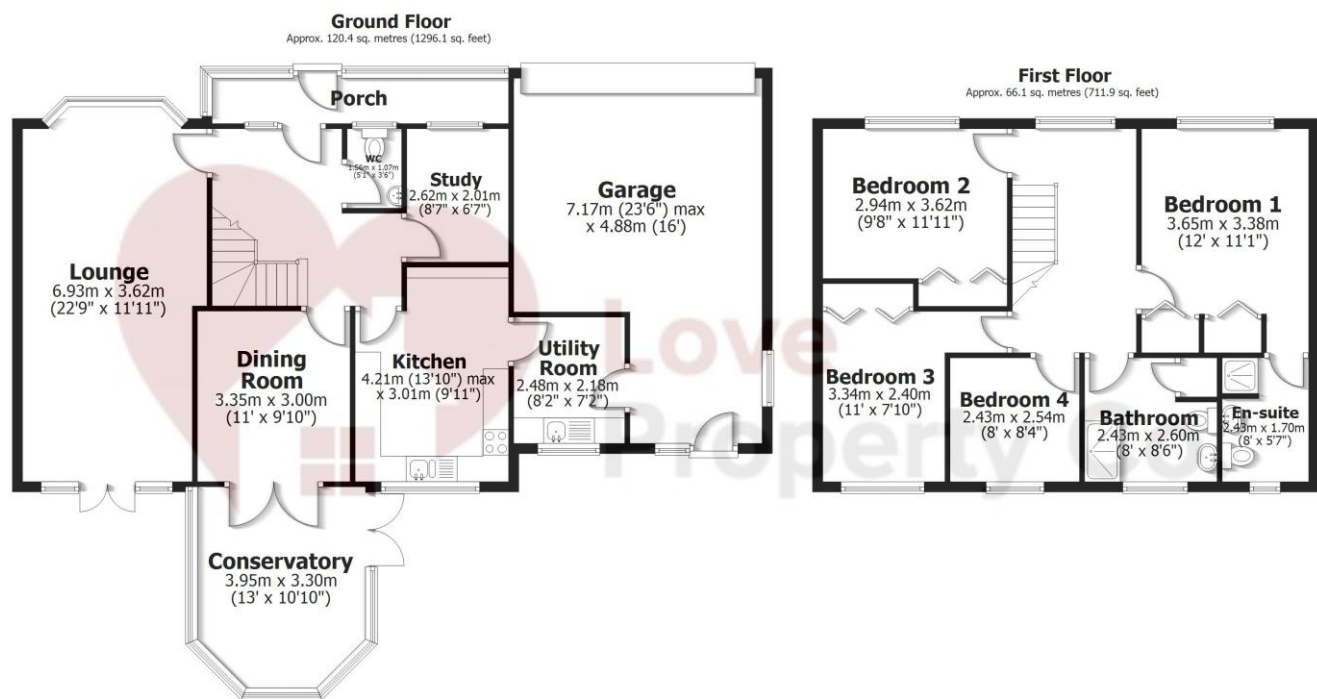
TOTAL SQUARE FOOTAGE

2008.1 sq. Feet (186.6 sq. Metres) approx.

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. 186.6 sq. metres (2008.1 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.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk

